BEG INTERS E R/W LINE US-441 & N
S1/2 OF NW1/4 OF SEC, RUN E 553
EDGE, S 145 FT, NW 560 FT TO RD

MERKEL ALLISON BLAKE/MERKEL JAMES STUART
229 SE OLD MANSE GLN
LAKE CITY, FL 32025

2026

08-4S-17-08228-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

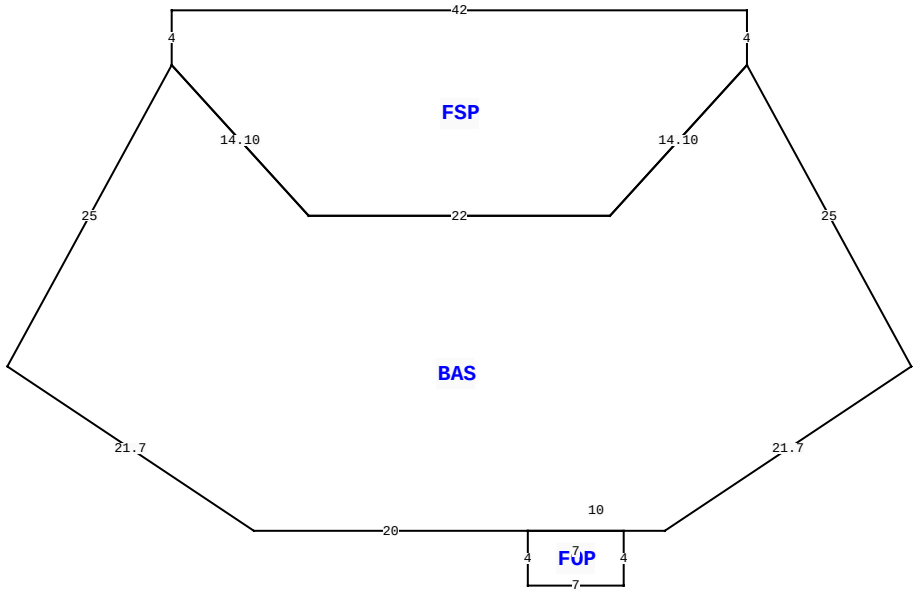
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,412	100		1,412	112,715
FOP	28	30		8	638
FSP	520	40		208	16,604
TOTALS	1,960			1,628	129,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,628	109.6500	122.81	199,935	1980	1980	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2021 Heated Area: 1412 HX Base Yr 2021



229 SE OLD MANSE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		129,958
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		44,400
TOTAL MARKET VALUE		176,058
SOH/AGL Deduction		67,391
ASSESSED VALUE		108,667
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,945
TOTAL JUST VALUE		176,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
559	REMODEL	0	07/16/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1425/1682	12/03/2020	PR	U	I	11	123,500
GRANTOR: MONTGOMERY JAMES HORA						
GRANTEE: MERKEL ALLISON BLAK						
1425/1671	12/03/2020	QC	U	I	11	100
GRANTOR: MERKEL ALLISON BLAKE						
GRANTEE: MERKEL ALLISON BLAK						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

BUILDING DIMENSIONS

BAS= L12 D22 D12 R18 E20FOP= S4 E7 N4 W7$ E10 R18 U12 U22 L12 L10 D11 W22 U11 L10 $ FSP= R10 D11 E22 U11 R10 N4 W42 S4$.

LAND DESCRIPTION

TOTAL OB/XF 1,700

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0133	C	SFR LAKE	100		00	0.00	0.00	2.40	LT		1.00	1.00	1.00	18,500.00	18,500.00	44,400							

REVIEW DATE 04/05/2017 BY BC Total Acres: 1.62 Total Land Value: 44,400 Market: 0 Agricultural: 0 Common: 44,400 PRINTED 11/18/2025 BY SYS