LOT 1 PINEMOUNT MEADOWS S/D.
AFD 1030-2581, WD 1095-188, WD 1

BRUCK JOSEPH/BRUCK SONIA
555 SW BLANTON LN
LAKE CITY, FL 32024

2026

14-4S-15-00363-201

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

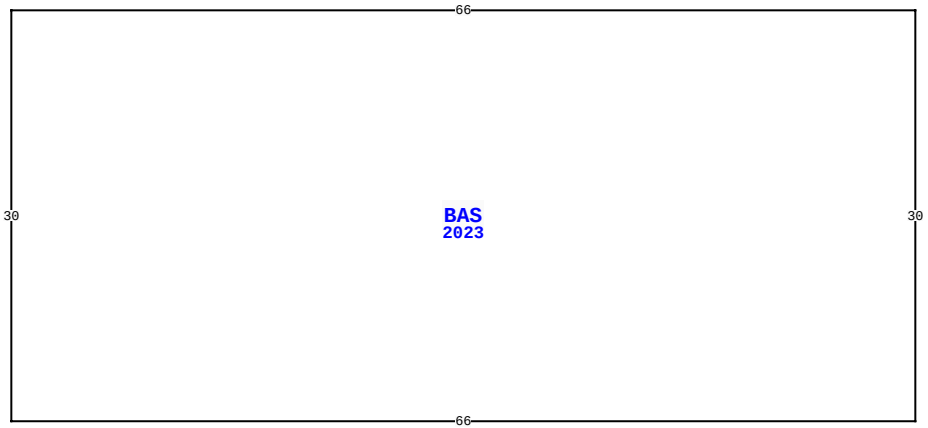
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	14415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2023	1,980	233,430
TOTALS	1,980			1,980	233,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,980	118.0000	121.54	240,649	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2023 Heated Area: 1980 HX Base Yr 2023



555 SW BLANTON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		233,430
TOTAL MARKET OB/XF VALUE		29,820
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		313,250
SOH/AGL Deduction		15,345
ASSESSED VALUE		297,905
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,183
TOTAL JUST VALUE		313,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044595	Storage Building	23,000	06/03/2022
000044306	Mobile Home		04/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1352/2702	1/21/2018	WD	Q	V	01	35,000
GRANTOR: SAMUEL L JOHNSON						
GRANTEE: JOSEPH & SONIA BRUC						
1209/2750	2/04/2011	WD	Q	V	01	48,000
GRANTOR: CAMERON W & CRYSTAL G						
GRANTEE: SAMUEL L JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=79,20] W66 S30 E66 N30 $
.

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	0031	BARN,MT AE	0	100	24	35	840.00	UT	18.00	18.00	100	2023	2022		100	15,120	
2	0166	CONC,PAVMT	0	100	0	0	480.00	UT	5.00	5.00	100	2023	2022		100	2,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
5	0060	CARPORT F	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 29,820

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/30/2024 BY KS Total Acres: 5.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS