LOT 3 PINEMOUNT MEADOWS S/D.
WD 1021-867, WD 1118-1031, WD 13

WILHOITE CINDY LOU
445 SW BLANTON LN
LAKE CITY, FL 32024

2026

14-4S-15-00363-203

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

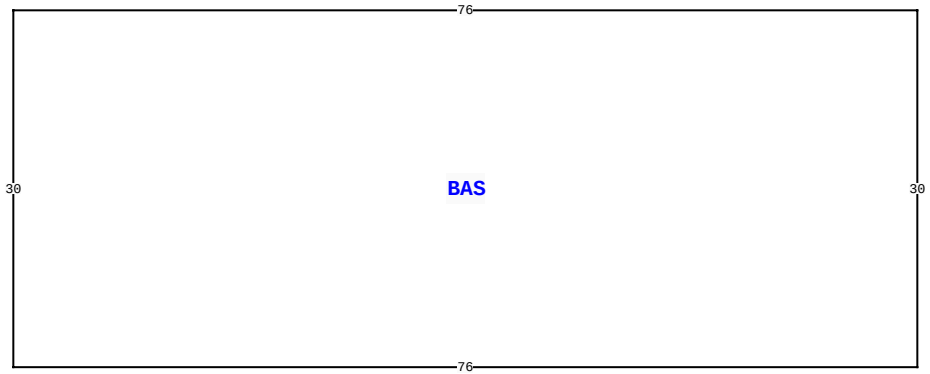
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 14415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	230,801
TOTALS	2,280			2,280	230,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	121.0000	113.74	259,327	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2022 Heated Area: 2280 HX Base Yr 2022



445 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		230,801
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		290,801
SOH/AGL Deduction		149,177
ASSESSED VALUE		141,624
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		85,902
TOTAL JUST VALUE		290,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053018	Generator		05/05/2025
37654	M H	685	01/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1333/2276	3/27/2017	WD	Q	V	01	32,500
GRANTOR: JOHN M & JULIE A TAYL						
GRANTEE: CINDY LOU WILHOITE						
1118/1031	5/02/2007	WD	Q	V		56,000
GRANTOR: MICHAEL R & ALICIA RO						
GRANTEE: JOHN M & JULIE A TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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 JB Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS