LOT 15 BLK A PINEMOUNT HEIGHTS S
FJ 975-675, WD 1052-438, WD 1052

TRABAZO NICOLE
675 SW BLANTON LN
LAKE CITY, FL 32024-3927

**2026**

**14-4S-15-00367-115**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

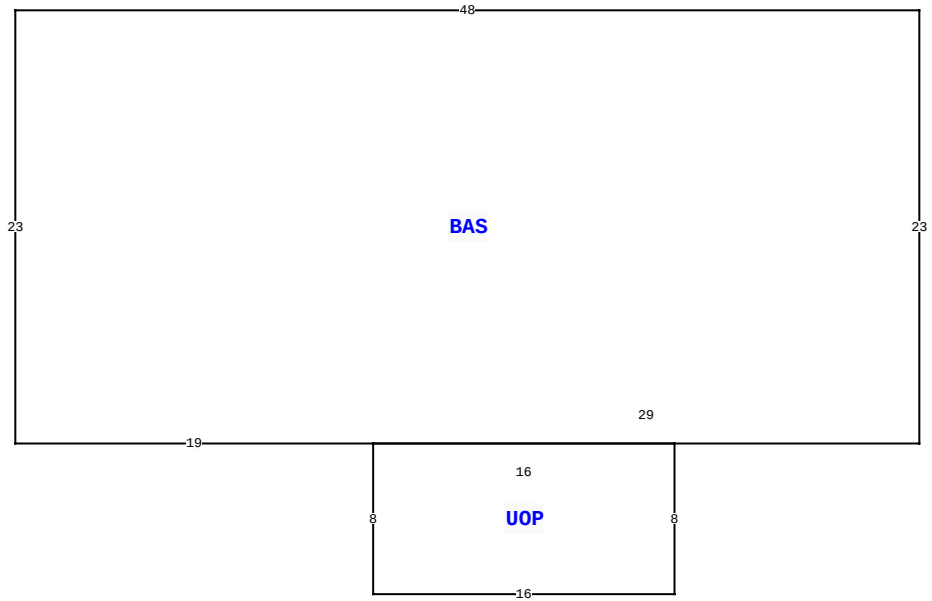
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 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 | 14415.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,104 | 100 | | 1,104 | 31,239 |
| UOP | 128 | 25 | | 32 | 906 |
| TOTALS | 1,232 | | | 1,136 | 32,144 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,136 | 117.9000 | 70.74 | 80,361 | 1991 | 1991 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2021 Heated Area: 1104 HX Base Yr 2021




675 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 | | 32,144 |
| TOTAL MARKET OB/XF VALUE | | 10,000 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 92,144 |
| SOH/AGL Deduction | | 30,623 |
| ASSESSED VALUE | | 61,521 |
| TOTAL EXEMPTION VALUE | HX HB | 36,521 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 92,144 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 92,144 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1410/0684 | 4/13/2020 | WD | U | I | 37 | 88,000 |
| GRANTOR: ROBERT GILLMAN & ETAL | | | | | | |
| GRANTEE: NICOLE TRABAZO | | | | | | |
| 1410/0676 | 4/03/2020 | WD | U | I | 11 | 100 |
| GRANTOR: VALERIE URBAN & ETAL | | | | | | |
| GRANTEE: ROBERT G GILLMANN & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S23 E19 UOP= S8 E16 N8 W16$ E29 N23$.

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1995 | 1995 | 3 | 100 | 1,000 | |
| 2 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 2,000 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## 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: 5.18 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/03/2025 BY SYS