COMM SE COR OF SEC, N 1325.43 FT
995.99 FT, W 657.55 FT TO W LINE
E1/2 OF SE1/4, S 996.99 FT, E 65

BLANKS MARION
1916 NW OMAR TER
LAKE CITY, FL 32055

2026

17-1S-17-04531-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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
Quality	05	05

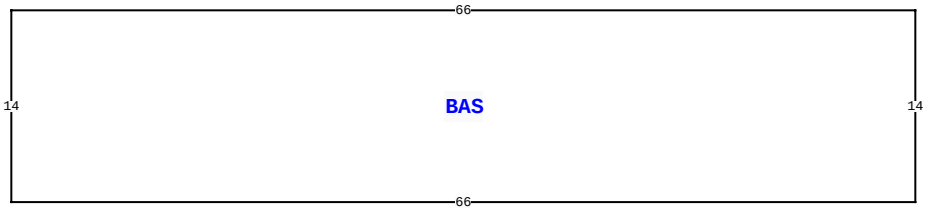
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	17117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,593
TOTALS	924			924	24,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	110.9000	66.54	61,483	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,593
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	82,720
TOTAL MARKET VALUE	57,470
SOH/AGL Deduction	0
ASSESSED VALUE	57,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,470
TOTAL JUST VALUE	114,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27037	M H	470	05/22/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/81	5/25/2023	LE	U	I	14	100
GRANTOR: BLANKS MARION (ENH LI						
GRANTEE: BLANKS DAVID N (RMD						
1476/2738	7/02/2022	QC	U	I	11	100
GRANTOR: CUCHENS APRIL K						
GRANTEE: BLANKS MARION						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

2090 NE OMAR TER, LAKE CITY

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	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0			0.00	0.00	4.26	AC		1.00	1.00	1.00	5,500.00	5,500.00	23,430							
2	6200	A	PASTURE 3	0					8.40	AC		1.00	1.00	1.00	280.00	280.00	2,352							
3	5910	A	SWAMP/CYPRES	0					2.38	AC		1.00	1.00	1.00	40.00	40.00	95							
4	9910	M	MKT.VAL.AG	0					10.78	AC		1.00	1.00	1.00	5,500.00	5,500.00	59,290							

REVIEW DATE 07/20/2015 BY DF Total Acres: 15.04 Total Land Value: 25,877 Market: 59,290 Agricultural: 2,447 Common: 23,430 PRINTED 10/17/2025 BY SYS