LOT 7 BLAINE ESTATES PHASE 1.
ORB 827-2258, 832-1279, 924-429,

RIESS JOHN C/RIESS IRENE H
103 SW BUCHANAN DR
LAKE CITY, FL 32024

2026

22-4S-16-03090-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

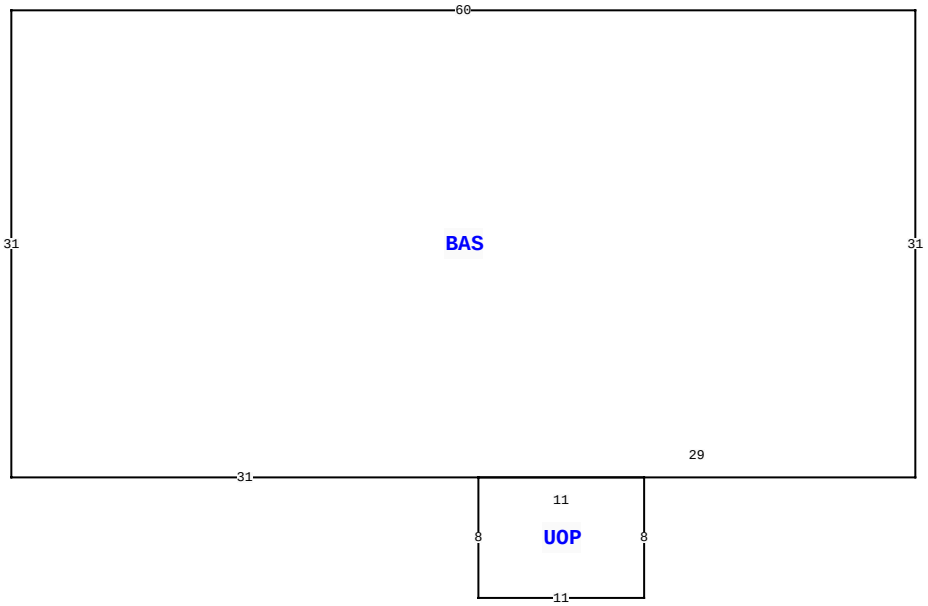
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	22416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	109,533
UOP	88	25		22	1,296
TOTALS	1,948			1,882	110,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,882	113.9000	107.07	201,506	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 1860 HX Base Yr 2006



103 SW BUCHANAN DR, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		110,828
TOTAL MARKET OB/XF VALUE		17,100
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		150,428
SOH/AGL Deduction		69,075
ASSESSED VALUE		81,353
TOTAL EXEMPTION VALUE	HX HB SX	81,353
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		150,428
NCON VALUE		5,800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051996	Storage Building	6,877	01/06/2025
38298	MAINT/ALTR	75	07/01/2019
18108	M H	125	04/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1057/1002	8/19/2005	WD	Q	V		29,000
GRANTOR: CRAPPS & CHERRY						
GRANTEE: PATRICK TITTERINGTO						
1056/2583	8/19/2005	WD	Q	I		86,000
GRANTOR: PATRICK TITTERINGTON						
GRANTEE: JOHN C & IRENE H RI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E31 UOP= S8 E11 N8 W11$ E29 N31$.

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	2001	2001	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
6	0060	CARPORT F	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
7	0060	CARPORT F	0	100	0	0	1.00	UT	5,800.00	5,800.00	100	2026	2025		100	5,800	

LAND DESCRIPTION

TOTAL OB/XF 17,100

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/08/2025 BY randall Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS