LOT 8 BLAINE ESTATES PHASE 1.

ORB 980-841.

BECKER CURTIS F/BECKER CHERYL R
125 SW BUCHANAN DR
LAKE CITY, FL 32024

2026

22-4S-16-03090-108

BUILDING CHARACTERISTICS

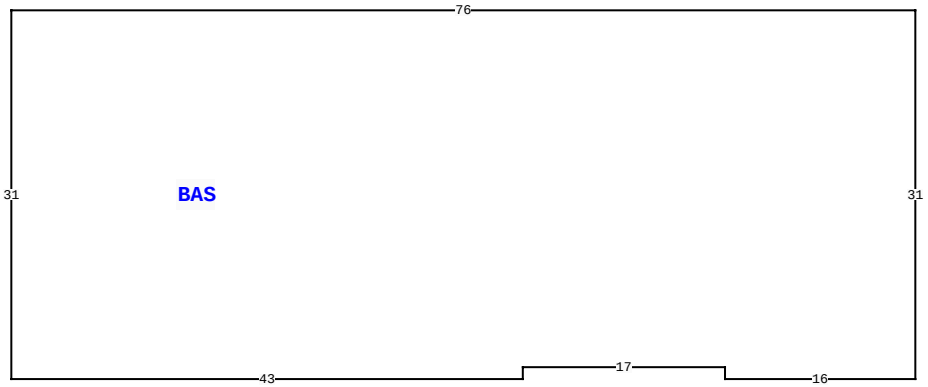
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	2,339	100		2,339	137,740
TOTALS	2,339			2,339	137,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,339	113.9000	107.07	250,437	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 2339 HX Base Yr 2004



125 SW BUCHANAN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,740
TOTAL MARKET OB/XF VALUE		12,050
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		172,290
SOH/AGL Deduction		78,020
ASSESSED VALUE		94,270
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,548
TOTAL JUST VALUE		172,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047736	Remodel	15,182	07/25/2023
000043686	Roof Replacement	33,707	02/10/2022
20622	M H	125	04/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0980/0841	4/08/2003	WD	Q	V		17,500

GRANTOR: D CRAPPS & J CHERRY

GRANTEE: CURTIS & CHERYL BEC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E43 N1 E17 S1 E16 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	2003	2003	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
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	2014	2014	3	100	1,600	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2025	2024		100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 12,050

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 KS Total Acres: 1.05 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS