

LOT 9 BLAINE ESTATES PHASE 1.
WD 1040-1461, QC 1112-1958, CT 1

EAGLE ARIELLE M
161 SW BUCHANAN DR
LAKE CITY, FL 32024

2026

22-4S-16-03090-109



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		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0201MODULAR HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	22416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	103,327
FOP	150	30		45	2,710
USP	96	35		34	2,047
TOTALS	1,962			1,795	108,084

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0210 01 1,795 119.0000 109.48 196,517 2005 2005 0 0 0 45.00 55.00

1 MODULAR 1 100% - 2021

Heated Area: 1716

HX Base Yr 2021

Diagram showing areas: BAS (26x49), FOP (10x15), USP (16x16)

161 SW BUCHANAN DR, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0166	CONC, PAVMT	0 100	0	0	1,860.00	UT	2.00	2.00	50	2005	2005	3	50	1,860	
2	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0060	CARPORT F	0 100	18	20	960.00	UT	4.00	4.00	50	2007	2007	3	50	1,920	
4	0296	SHED METAL	0 100	50	30	1,500.00	UT	12.00	12.00	100	2025	2024		100	18,000	

LAND DESCRIPTION			TOTAL OB/XF 28,780													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0201	C	MOD HOME	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		108,084	
TOTAL MARKET OB/XF VALUE		28,780	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		159,364	
SOH/AGL Deduction		30,664	
ASSESSED VALUE		128,700	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		77,978	
TOTAL JUST VALUE		159,364	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		159,364	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047690	Roof Replacement	12,500	07/17/2023
23064	M H	250	04/25/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1436/1464	4/22/2021	QC	U	I	11	0	
GRANTOR: PATRICK MIKEL J							
GRANTEE: EAGLE ARIELLE M							
1331/0963	2/17/2017	WD	Q	I	01	113,000	
GRANTOR: SEAN KAVANAGH							
GRANTEE: ARIELLE M EAGLE & M							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W32 FOP= N15 W10 S15 E10\$ W34 S26 E17 USP= S6E16 N6 W16\$ E49 N26\$.															