

LOT 10 BLAINE ESTATES PHASE 1.
984-154, CT 1283-1626, CT 1314-2

GREEN FAMILY REVOCABLE TRUST DATED JUNE 6, 2017
209 SW BUCHANAN DR
LAKE CITY, FL 32024

2026

22-4S-16-03090-110



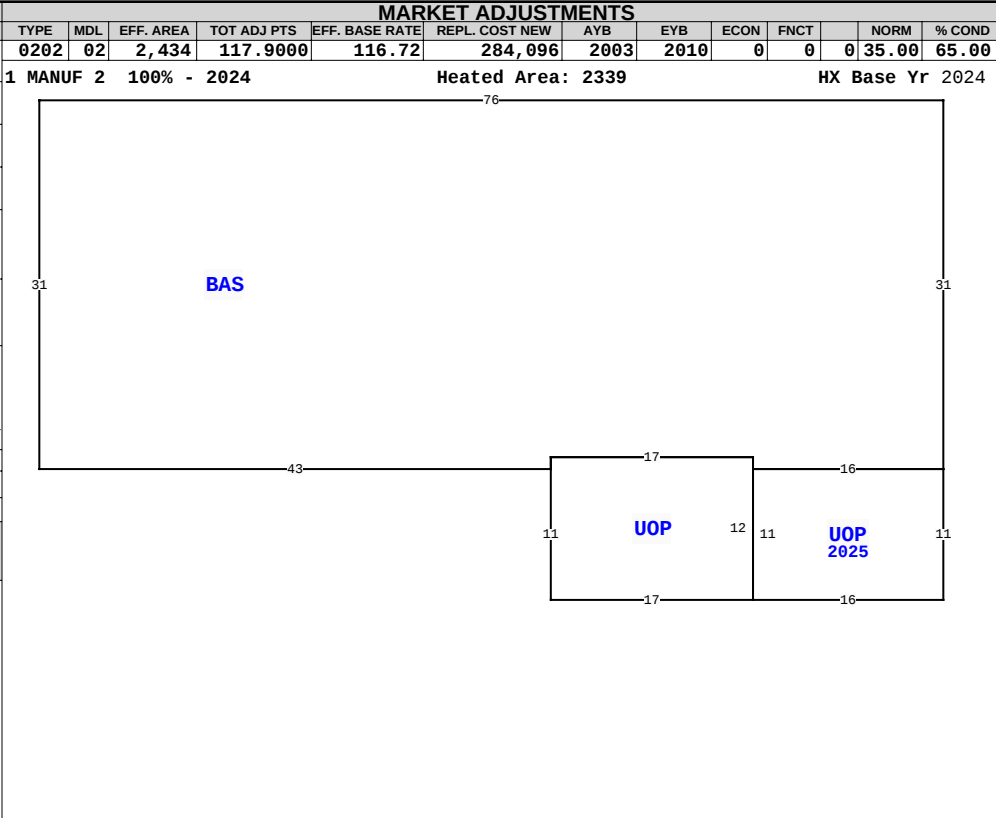
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
BAS	2,339	100	
UOP	204	25	
UOP	176	25	2025
TOT ADJ AREA		SUBAREA MARKET VALUE	
2,339		177,455	
51		3,869	
44		3,338	

TOTALS	2,719		2,434	184,662
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
2	0166	CONC,PAVMT	0	100	10	130		1,300.00	UT 3.00
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00
4	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00
5	0296	SHED METAL	0	100	0	0		1.00	UT 0.00
6	0296	SHED METAL	0	100	0	0		1.00	UT 2,000.00
7	0294	SHED WOOD/	0	100	0	0		1.00	UT 1,800.00
8	0296	SHED METAL	0	100	0	0		1.00	UT 500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		RSF-1	0.00	0.00	1.00



209 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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	10	130		1,300.00	UT 3.00	60	2007	2007	3	60	2,340	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	700	
5	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	3,500	
6	0296	SHED METAL	0	100	0	0		1.00	UT 2,000.00	100	2025	2024		100	2,000	
7	0294	SHED WOOD/	0	100	0	0		1.00	UT 1,800.00	100	2025	2024		100	1,800	
8	0296	SHED METAL	0	100	0	0		1.00	UT 500.00	100	2025	2024		100	500	

TOTAL OB/XF										19,040									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3 Tax Dist:			
BUILDING MARKET VALUE		184,662			
TOTAL MARKET OB/XF VALUE		19,040			
TOTAL LAND VALUE - MARKET		22,500			
TOTAL MARKET VALUE		226,202			
SOH/AGL Deduction		59,806			
ASSESSED VALUE		166,396			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		115,674			
TOTAL JUST VALUE		226,202			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		234,725			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047579	Roof Replacement	9,700	06/30/2023
20652	M H	125	05/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1493/1423	6/22/2023	WD	Q	I	01	245,000	
GRANTOR: RUDD MARGARET A							
GRANTEE: GREEN FAMILY REVOCA							
1352/1772	1/31/2018	WD	Q	I	01	90,000	
GRANTOR: ROBIN OTTEN							
GRANTEE: MARGARET A RUDD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W76 S31 E43 N1 E17 S1 E16 N31 \$									
UOP=[ORIG=-33,31] S11 E17 N12 W17 S1 \$									
UOP=[YR=2025;ORIG=-16,31] E16 S11 W16 N11 \$									