LOT 13 BLAINE ESTATES PHASE 1.
911-100, CT 945-1584, WD 963-648

BARDET CHRISTOPHER PAUL
121 SW CELINE CT
LAKE CITY, FL 32024

2026

22-4S-16-03090-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

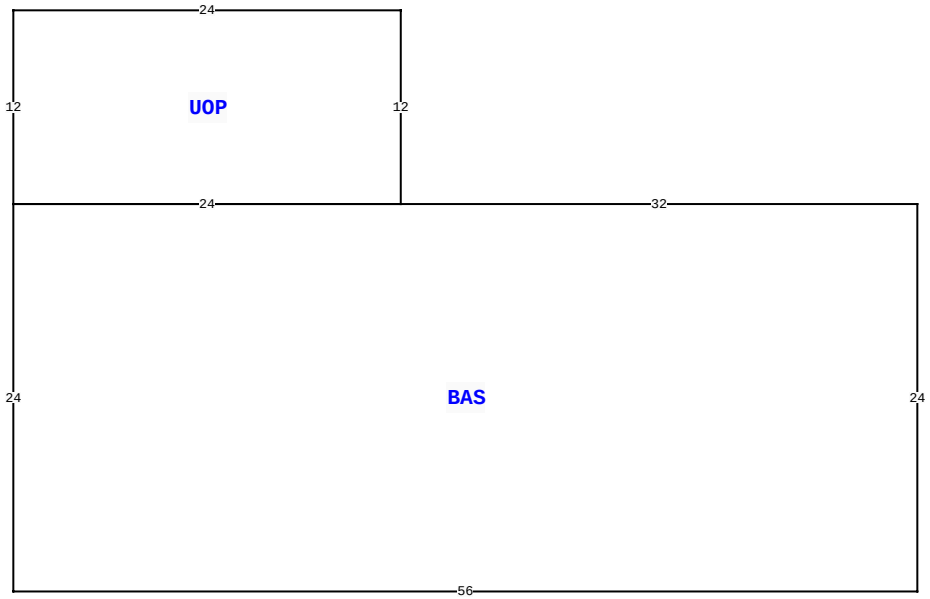
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,344	100		1,344	87,898
UOP	288	25		72	4,709
TOTALS	1,632			1,416	92,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,416	126.5000	118.91	168,377	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1344 HX Base Yr



121 SW CELINE CT, 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	92,607
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	122,107
SOH/AGL Deduction	5,886
ASSESSED VALUE	116,221
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,221
TOTAL JUST VALUE	122,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19999	M H	125	09/26/2002
17338	M H	125	08/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/2767	7/08/2021	WD	Q	I	01	110,000
GRANTOR: MIZELL HOUSTON TIP						
GRANTEE: BARDET CHRISTOPHER						
0963/0648	8/23/2002	WD	Q	V		23,500
GRANTOR: DANIEL CRAPPS & JAMES						
GRANTEE: TIP MIZELL & JENNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N12 W24 S12 E24$ W24 S24 E56 N24$.

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	

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		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 04/04/2025 BY KS Total Acres: 1.05 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 09/30/2025 BY SYS