LOT 6 BLOCK 1 BLAINE ESTATES
PHASE 2.

FANNIN JAMES C
220 SW CELINE CT
LAKE CITY, FL 32024

2026

22-4S-16-03090-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

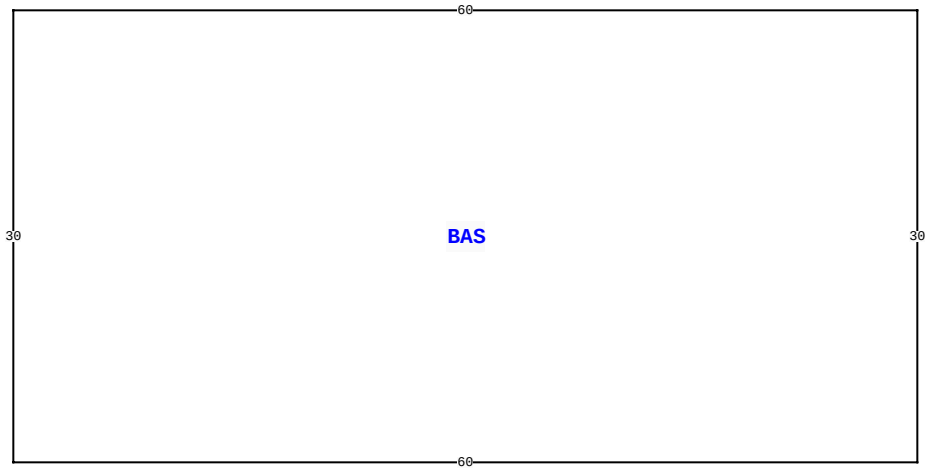
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 22416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	107,861
TOTALS	1,800			1,800	107,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	115.9000	108.95	196,110	2008	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1800 HX Base Yr 2019



220 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		107,860
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		140,360
SOH/AGL Deduction		46,936
ASSESSED VALUE		93,424
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,702
TOTAL JUST VALUE		140,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26335	M H	578	10/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/0185	7/10/2017	WD	U	I	18	66,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JAMES C FANNIN						
1331/0241	11/03/2016	WD	U	I	18	100
GRANTOR: SELENE FINANCE LP						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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