LOT 7 BLOCK 1 BLAINE ESTATES
PHASE 2:

TRAIL DAVID E
188 SW CELINE CT
LAKE CITY, FL 32024

2026

22-4S-16-03090-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

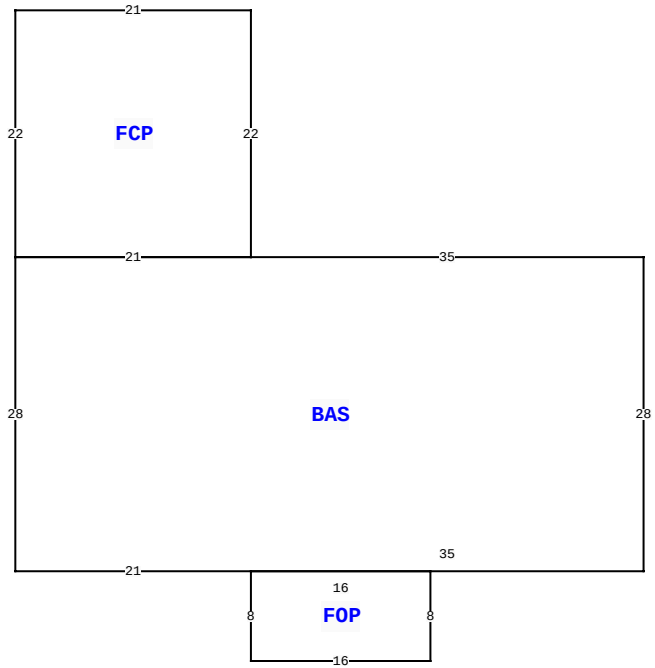
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	159,673
FCP	462	25		116	11,813
FOP	128	30		38	3,870
TOTALS	2,158			1,722	175,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,722	113.6520	127.29	219,193	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1568 HX Base Yr 2006



188 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		175,354
TOTAL MARKET OB/XF VALUE		5,815
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		203,669
SOH/AGL Deduction		67,866
ASSESSED VALUE		135,803
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,081
TOTAL JUST VALUE		203,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23388	SFR	491	07/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1047/1330	5/23/2005	WD	Q	V		19,500

GRANTOR: DANIEL CRAPPS & L JAM
GRANTEE: DAVID E TRAIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FCP= N22 W21 S22 E21$ W21 S28 E21 FOP= S8 E16 N8 W16$ E35 N28$.

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	0166	CONC,PAVMT	0	100	0	0	1,726.00	UT	2.50	2.50	100	2005	2005	3	100	4,315	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 5,815

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	0100	C	SFR	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