LOT 5 BLOCK 2 BLAINE ESTATES PHA
WD 1007-158, WD 1324-1845, DC 14

LAMOUREUX BETH/LAMOUREUX BERNARD
545 SW BUCHANAN DR
LAKE CITY, FL 32024

2026

22-4S-16-03090-135

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

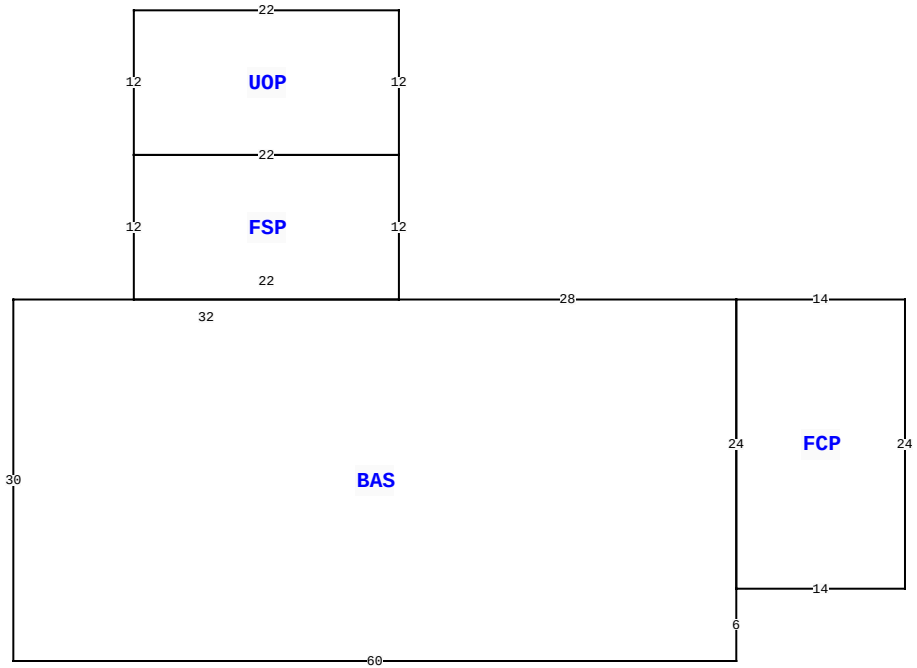
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	108,504
FCP	336	25		84	5,063
FSP	264	40		106	6,390
UOP	264	25		66	3,979
TOTALS	2,664			2,056	123,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,056	116.6000	109.60	225,338	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 1800 HX Base Yr 2017



545 SW BUCHANAN DR, 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		123,936
TOTAL MARKET OB/XF VALUE		13,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		159,436
SOH/AGL Deduction		65,379
ASSESSED VALUE		94,057
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,335
TOTAL JUST VALUE		159,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30703	MAINT/ALTR	40	01/08/2013
23325	M H	329	06/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/1158	1/05/2023	WD	U	I	11	100
GRANTOR: LAMOUREUX BETH AKA BE						
GRANTEE: LAMOUREUX BETH						
1324/1845	10/27/2016	WD	Q	I	01	122,000
GRANTOR: ANTHONY & KAREN GOLIN						
GRANTEE: MICHAEL E & BETH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FSP= N12 UOP= N12 W22 S12 E22$ W22 S12 E22$ W32 S30 E60 N6 FCP= E14 N24 W14 S24$ 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	0166	CONC,PAVMT	0	100	12	60	720.00	UT	2.00	2.00	100	2005	2005	3	100	1,440	
2	0294	SHED WOOD/	0	100	16	24	384.00	UT	5.00	5.00	100	2005	2005	3	100	1,920	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
5	0296	SHED METAL	0	100	12	10	120.00	UT	12.00	12.00	100	2007	2007	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 13,000

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 11/17/2025 BY SYS