

LOT 12 BLOCK 2 BLAINE ESTATES PH
WD 1033-2173, WD 1183-483, DC 13

WILLIAMS JAMES P/WILLIAMS VANESSA J
390 SW BUCHANAN DR
LAKE CITY, FL 32024

2026

22-4S-16-03090-142



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	13	LAM/VNLPK 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
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	1,512	100		1,512	92,865
FEP	96	85		82	5,036
FOP	177	35		62	3,808
FOP	294	35		103	6,326
UOP	135	25		34	2,088
TOTALS	2,214			1,793	110,123

EXTRA FEATURES			BLD	CAP	L	W	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0060	CARPORT F	0	100	12	25	
2	0210	GARAGE U	0	100	25	18	
3	9945	Well/Sept	0	100	0	0	
4	0166	CONC, PAVMT	0	100	0	0	
5	0296	SHED METAL	0	100	12	20	
6	0251	LEAN TO W/	0	100	0	0	
7	0120	CLFENCE 4	0	100	0	0	

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,793	118.8000	111.67	200,224	2005	2005	0	0	0	45.00	55.00	
1 MANUF 1 100% - 2021 Heated Area: 1512 HX Base Yr 2021													
390 SW BUCHANAN DR, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/21/2023 MLU													

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				110,123	
TOTAL MARKET OB/XF VALUE				22,600	
TOTAL LAND VALUE - MARKET				22,500	
TOTAL MARKET VALUE				155,223	
SOH/AGL Deduction				41,283	
ASSESSED VALUE				113,940	
TOTAL EXEMPTION VALUE		VX HX HB		55,722	
BASE TAXABLE VALUE				58,218	
TOTAL JUST VALUE				155,223	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				155,223	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23043	M H	365	04/19/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1289	8/14/2020	WD	Q	I	01	150,000
GRANTOR: WILLIAM N WHIPKEY						
GRANTEE: JAMES P & VANESSA J						
1183/0483	10/27/2009	WD	Q	I	01	104,000
GRANTOR: RAYFORD & DELVINE RAY						
GRANTEE: WILLIAM N & GABRIEL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W17 FOP= N13 W30 S13 E10 N8 E12 S8 E8\$ W8 FEP= N8 W12 S8 E12\$ W31 S27 E17 FOP= S13 E24 N4 UOP= N9 W15 S9 E15\$ W15 N9 W9\$ E39 N27\$.											