LOT 1 BLAINE ESTATES PHASE 3.

WD 1301-2016, WD 1443-2444

PRICE AMBER/DUBE ROBERT
165 SW JANUARY DR
LAKE CITY, FL 32024

2026

22-4S-16-03090-301

BUILDING CHARACTERISTICS

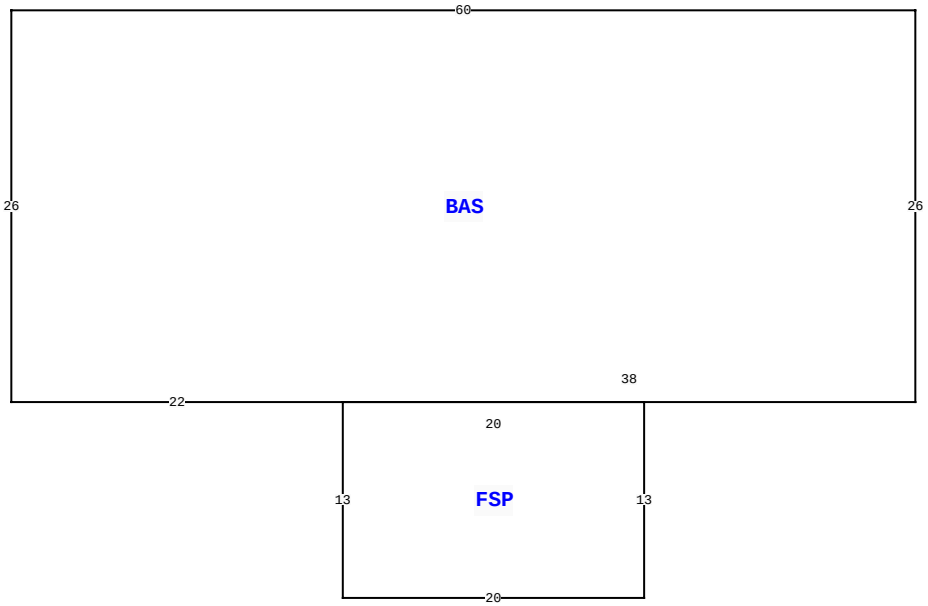
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,560	100		1,560	153,804
FSP	260	40		104	10,253
TOTALS	1,820			1,664	164,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,664	126.0600	124.80	207,667	2015	2015	0	0	0	21.00	79.00

1 MANUF 2 100% - 2023 Heated Area: 1560 HX Base Yr 2023



165 SW JANUARY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,057
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		195,157
SOH/AGL Deduction		0
ASSESSED VALUE		195,157
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,435
TOTAL JUST VALUE		195,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33468	M H	726	10/19/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1443/2444	7/20/2021	WD	Q	I	01	162,000
GRANTOR: OJANOVAC NICK						
GRANTEE: PRICE AMBER						
1301/2016	9/22/2015	WD	Q	V	03	17,000
GRANTOR: DANIEL CRAPPS & L JAM						
GRANTEE: NICK & SHARON OJANO						

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S26 E22 FSP= S13 E20 N13 W20$ E38 N26$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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 04/08/2025 BY KS Total Acres: 1.13 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 09/30/2025 BY SYS