LOT 3 BLAINE ESTATES PHASE 3.

WD 1358-165,

ENO ANNE P/KLUESS MARGARET A
225 SW JANUARY DR
LAKE CITY, FL 32024

2026

22-4S-16-03090-303

COLUMBIA COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

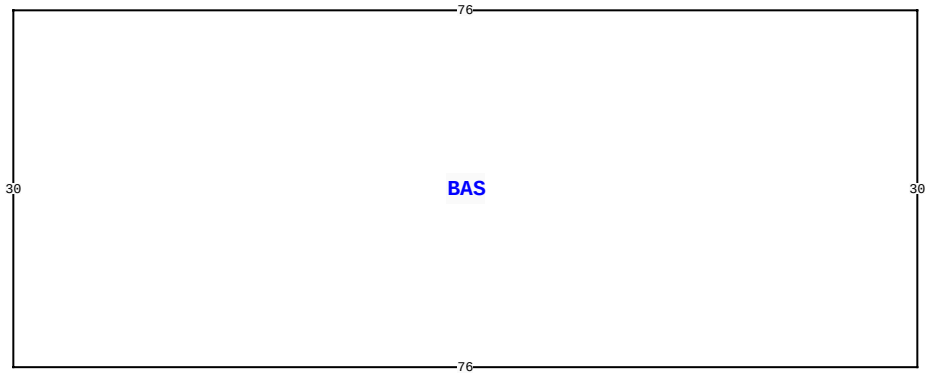
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	248,146
TOTALS	2,280			2,280	248,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	2,280	113.9000	119.60	272,688	2021	2020	0	0	0	9.00	91.00

1 MANUF 4 100% - 2021 Heated Area: 2280 HX Base Yr 2021



225 SW JANUARY 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		248,146
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		280,246
SOH/AGL Deduction		88,227
ASSESSED VALUE		192,019
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,297
TOTAL JUST VALUE		280,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40582	M H	0	09/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1358/0165	4/16/2018	WD	Q	V	01	18,500

GRANTOR: DANIEL CRAPPS & L JAM

GRANTEE: ANNE P ENO & MARGAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	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	1,000.00	1,000.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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: 1.02 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2025 BY SYS