LOT 4 BLAINE ESTATES PHASE 3.
TR 1335-1799, PB 1463-318, WD 14

LUCIANO JOSEPH/ARROYO AWILDA MARI ROSARIO
299 SW JANUARY DR
LAKE CITY, FL 32024

2025

22-4S-16-03090-304

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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
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
Quality	05	05

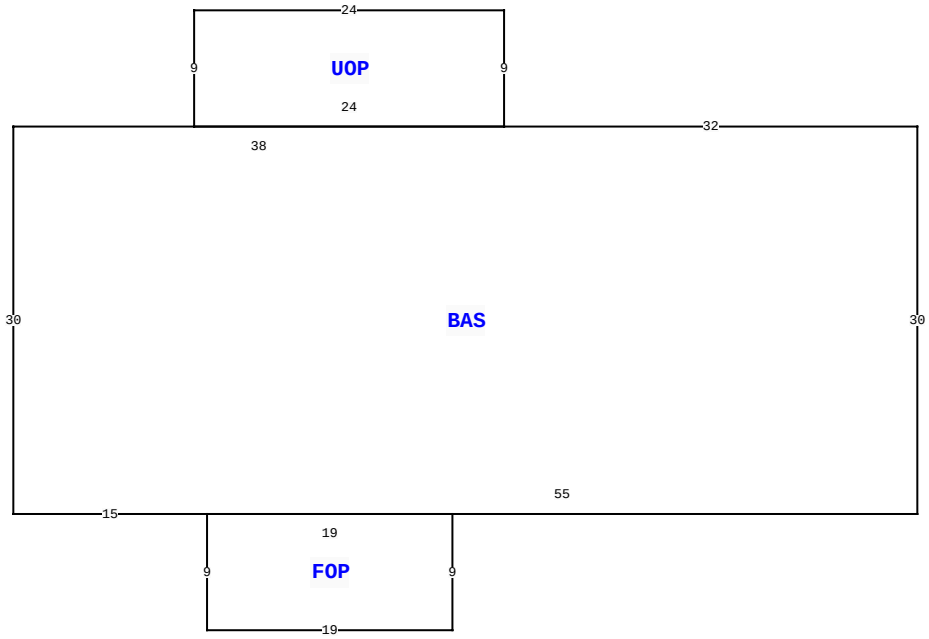
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 22416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	211,870
FOP	171	35		60	6,054
UOP	216	25		54	5,448
TOTALS	2,487			2,214	223,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,214	114.5000	113.36	250,979	2018	2018	0	0	0	11.00	89.00

1 MANUF 2 – 100% - 2023 Heated Area: 2100 HX Base Yr 2023



299 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		223,371
TOTAL MARKET OB/XF VALUE		11,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		256,871
SOH/AGL Deduction		16,518
ASSESSED VALUE		240,353
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,631
TOTAL JUST VALUE		256,871
NCON VALUE		800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053130	Electrical Servic		05/19/2025
35674	M H	438	08/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/1921	8/26/2022	WD	U	I	16	83,400
GRANTOR: HORINE PATRICIA DIANN						
GRANTEE: LUCIANO JOSEPH						
1474/1925	8/25/2022	WD	U	I	16	83,400
GRANTOR: DAVIS ROBERT A						
GRANTEE: LUCIANO JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N9 W24 S9 E24$ W38 S30 E15 FOP= S9 E19 N9 W19$ E55 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	2017	2017	3	100	1,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2017	2017	3	100	1,000	
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	2019	2019	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 11,000

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 05/29/2025 BY TW Total Acres: 1.01 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/18/2025 BY SYS