LOT 7 BLAINE ESTATES PHASE 3.

WD 1259-528, DC 1341-1009, PB 13

HARTMAN JAMES
160 SOUTHWEST MASON LN
LAKE CITY, FL 32024

2026

22-4S-16-03090-307

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

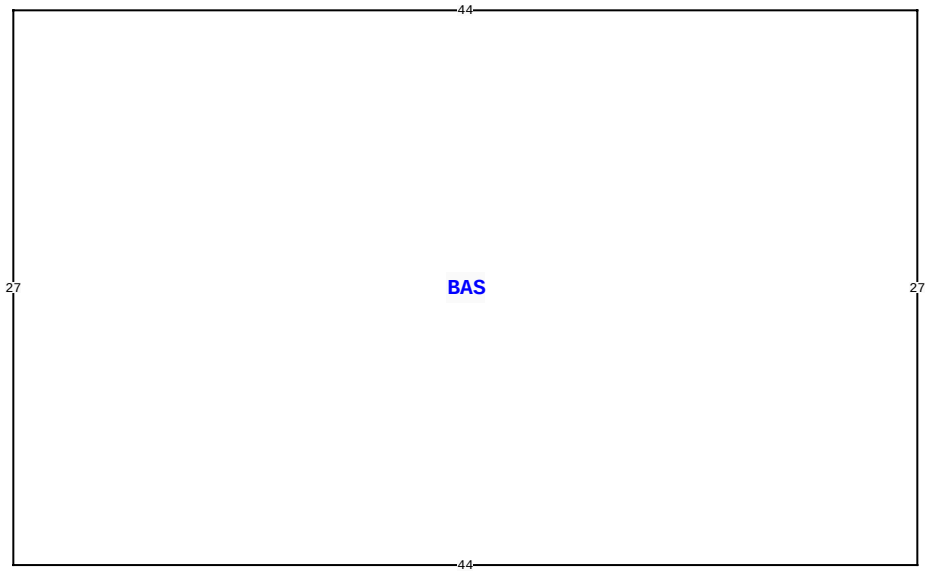
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	96,671
TOTALS	1,188			1,188	96,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	113.9000	107.07	127,199	2014	2014	0	0	0	24.00	76.00

1 MANUF 1 0% - 0 Heated Area: 1188 HX Base Yr



160 SW MASON LN, 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	96,671
TOTAL MARKET OB/XF VALUE	27,600
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	146,771
SOH/AGL Deduction	1,300
ASSESSED VALUE	145,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,471
TOTAL JUST VALUE	146,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050777	Roof Replacement	9,000	09/10/2024
000045930	Storage Building	34,000	11/16/2022
31385	M H	446	08/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/0962	8/28/2019	WD	U	I	12	87,600
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: JAMES HARTMAN						
1385/2621	6/05/2019	CT	U	I	18	31,000
GRANTOR: CLERK OF COURT						
GRANTEE: 21ST MORTGAGE CORPO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
3	0030	BARN,MT	0	0	0	0	1.00	UT	19,800.00	19,800.00	100	2024	2023		100	19,800	

LAND DESCRIPTION

TOTAL OB/XF 27,600

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	0		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 10/07/2024 BY JS Total Acres: 1.01 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/06/2025 BY SYS