LOT 8 BLAINE ESTATES PHASE 3.
TR 1261-129, QC 1300-2595,

MACOMBER PATRICIA A
161 SW MASON LN
LAKE CITY, FL 32024

2026

22-4S-16-03090-308

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

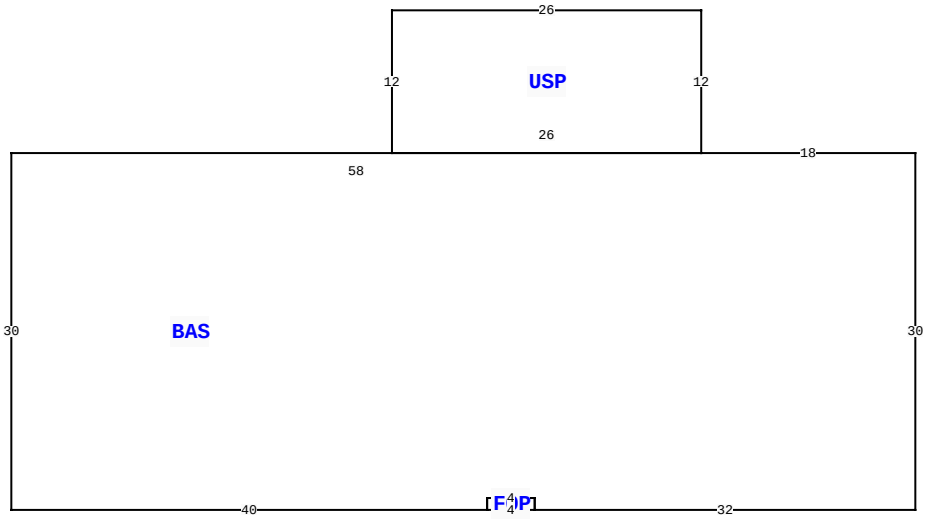
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100		2,276	183,498
FOP	4	35		1	81
USP	312	35		109	8,788
TOTALS	2,592			2,386	192,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,386	115.9000	108.95	259,955	2014	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2014 Heated Area: 2276 HX Base Yr 2014



161 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		192,367
TOTAL MARKET OB/XF VALUE		10,428
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		225,295
SOH/AGL Deduction		107,273
ASSESSED VALUE		118,022
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,300
TOTAL JUST VALUE		225,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044207	Roof Replacement	13,300	04/18/2022
31511	M H	776	10/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/2595	6/10/2015	QC	U	I	14	100
GRANTOR: PATRICIA A MACOMBER (						
GRANTEE: PATRICIA A MACOMBER						
1261/0129	9/06/2013	TR	Q	V	03	15,000
GRANTOR: DANIEL CRAPPS & L JAM						
GRANTEE: PATRICIA A MACOMBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 USP= N12 W26 S12 E26$ W58 S30 E40 FOP= E4 N1 W4 S1$ N1 E4 S1 E32 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	12	16	192.00	UT	9.00	9.00	100	2013	2013	3	100	1,728	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 10,428

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: 1.01 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/06/2025 BY SYS