LOT 17 BLAINE ESTATES PHASE 3.
WD 1343-1958, WD 1398-1098,

BATES WILLIAM/SMITH CONNIE
511 SW JANUARY DR
LAKE CITY, FL 32024-1272

2026

22-4S-16-03090-317

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

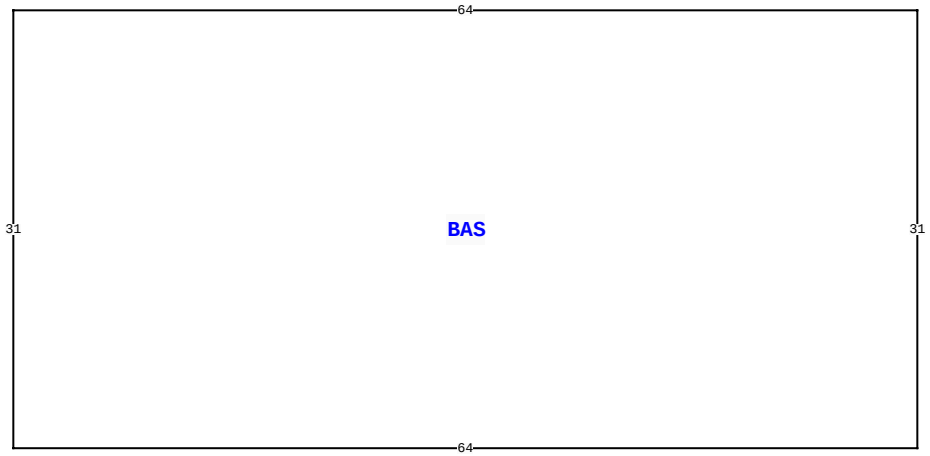
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,984	100		1,984	191,630
TOTALS	1,984			1,984	191,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,984	103.0500	106.14	210,582	2020	2020	0	0	0	9.00	91.00

1 MANUF 3 100% - 2021 Heated Area: 1984 HX Base Yr 2021



511 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		191,630
TOTAL MARKET OB/XF VALUE		19,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		233,130
SOH/AGL Deduction		75,102
ASSESSED VALUE		158,028
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,306
TOTAL JUST VALUE		233,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39814	M H	0	05/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/1098	11/07/2019	WD	Q	V	01	22,500
GRANTOR: AIDA MORALES						
GRANTEE: WILLIAM BATES & CON						
1343/1958	9/07/2017	WD	Q	V	05	37,000
GRANTOR: DANIEL CRAPPS & L JAM						
GRANTEE: AIDA MORALES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=33,22] E64 S31 W64 N31 $
.

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	0081	DECKING WI	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
2	0060	CARPORT F	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2020		100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	600.00	600.00	100	2021	2020		100	600	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	5,800.00	5,800.00	100	2021	2020		100	5,800	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2021	2020		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 19,000

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 04/04/2025 BY KS Total Acres: 1.04 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS