LOT 21 BLAINE ESTATES PHASE 3.

WD 1352-2660, LE 1407-1932,

EVATTE NANCY E
388 SW JANUARY DR
LAKE CITY, FL 32024

2026

22-4S-16-03090-321

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	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

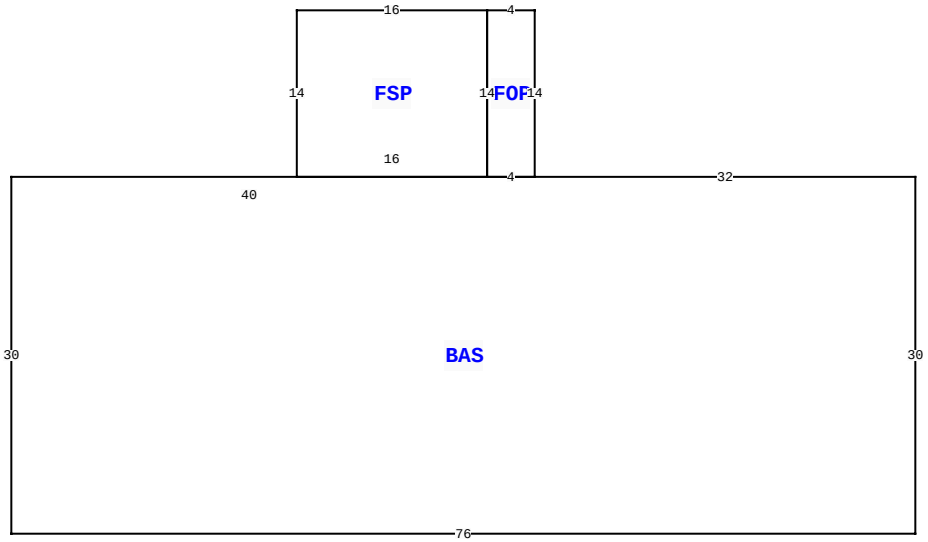
NEIGHBORHOOD/LOC 22416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	207,397
FOP	56	35		20	1,819
FSP	224	40		90	8,187
TOTALS	2,560			2,390	217,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,390	115.2000	108.29	258,813	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2019 Heated Area: 2280 HX Base Yr 2019



388 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		217,403
TOTAL MARKET OB/XF VALUE		9,900
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		249,803
SOH/AGL Deduction		107,701
ASSESSED VALUE		142,102
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		41,380
TOTAL JUST VALUE		249,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36333	M H	675	02/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/1932	2/10/2020	LE	U	I	14	100
GRANTOR: NANCY E EVATTE (ENH L						
GRANTEE: SUSAN MICHELLE EVAT						
1352/2660	1/29/2018	WD	Q	V	03	18,500
GRANTOR: DANIEL CRAPPS & L JAM						
GRANTEE: NANCY E EVATTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= N14 W4 S14 E4$ W4 FSP= N14 W16 S14 E16 $ W40 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
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	0.00	0.00	100	2018	2018	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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 JS Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS