THE W 32 AC OF SW1/4 OF NW1/4.
WD 1375-1652,

PEREZ JULIO ANTONIO BLANCO/BLANCO AMY
577 SW DAISY RD
LAKE CITY, FL 32024-5031

2026

24-5S-15-00473-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

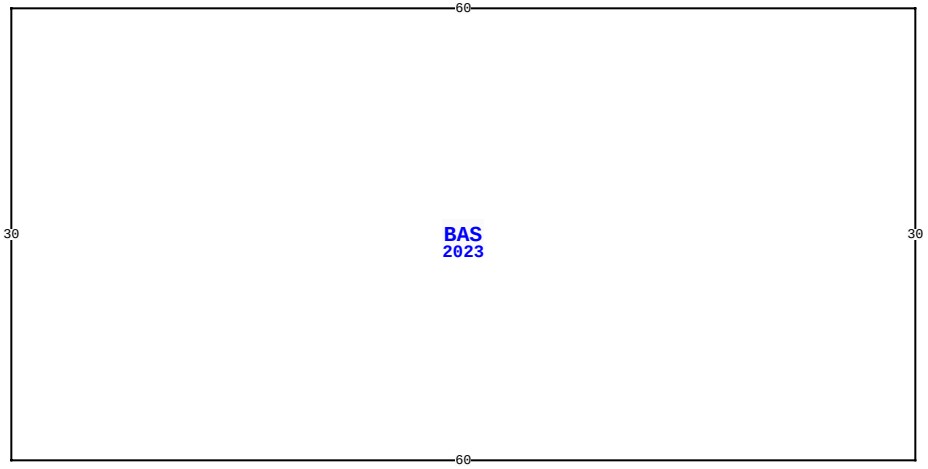
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2023	1,800	160,604
TOTALS	1,800			1,800	160,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,800	117.0000	95.94	172,692	2021	2021	0	0	0	7.00	93.00

1 MANUF 1 100% - 2023 Heated Area: 1800 HX Base Yr 2023



577 SW DAISY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		160,604
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		187,099
SOH/AGL Deduction		13,536
ASSESSED VALUE		173,563
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,841
TOTAL JUST VALUE		312,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043573	Mobile Home		01/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/1652	12/26/2018	WD	U	V	19	90,700

GRANTOR: TAMMIE CAROL WARREN P

GRANTEE: JULIO ANTONIO BLANC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=19,17] E60 S30 W60 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	31.00	AC		1.00	1.00	1.00	445.00	445.00	13,795							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	31.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	139,500							
3	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							

REVIEW DATE 03/08/2022 BY JB Total Acres: 31.00 Total Land Value: 18,295 Market: 139,500 Agricultural: 13,795 Common: 4,500 PRINTED 11/04/2025 BY SYS