COMM SW COR OF SE1/4 OF NW1/4, R
W 635.80 FT, N 685.51 FT TO POB,
FT TO S R/W CR-242, W 30 FT, S

BLANKENSHIP SANDRA
284 SW LOREN CT
LAKE CITY, FL 32024

2026

26-4S-15-00401-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

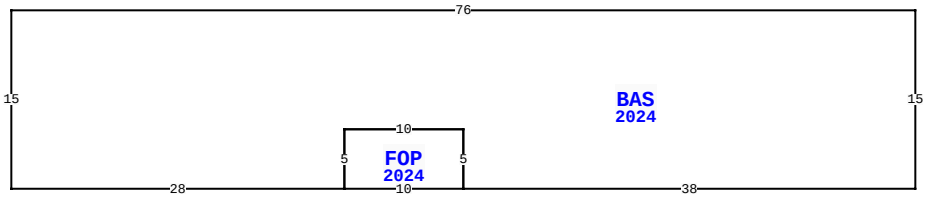
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26415.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,090	100	2024	1,090	117,762
FOP	50	35	2024	18	1,945
TOTALS	1,140			1,108	119,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,108	112.5000	111.38	123,409	2023	2023	0	0	0	3.00	97.00

2 MANUF 2 100% - 2024 Heated Area: 1090 HX Base Yr 2024



284 SW LOREN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,707
TOTAL MARKET OB/XF VALUE		17,700
TOTAL LAND VALUE - MARKET		99,180
TOTAL MARKET VALUE		236,587
SOH/AGL Deduction		0
ASSESSED VALUE		236,587
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,865
TOTAL JUST VALUE		236,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046800	Mobile Home		03/21/2023
13891	M H	125	04/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/1756	1/27/2023	WD	Q	I	03	130,000
GRANTOR: BRADSHAW KIM						
GRANTEE: BLANKENSHIP SANDRA						
1056/0853	8/26/2005	WD	Q	I	04	100
GRANTOR: TERRY M KELLY TRUSTEE						
GRANTEE: TOMMY & KIM BRADSHA						

BUILDING NOTES

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,-11] W76 S15 E28 N5 E10 S5 E38 N15 $
FOP=[YR=2024;ORIG=-48,-1] E10 S5 W10 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,700

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.44	AC		1.00	1.00	1.00	9,500.00	9,500.00	89,680							

REVIEW DATE 04/14/2023 BY JB Total Acres: 10.44 Total Land Value: 99,180 Market: 0 Agricultural: 0 Common: 99,180 PRINTED 11/21/2025 BY SYS