COMM 633.03 FT N OF SE COR OF SE
OF NE1/4, RUN W 757 FT FOR POB,
N 421.03 FT, E 111 FT, S 421.99

BLAIR JASON L/BLAIR HEIDI G
386 SW BURNETT LN
LAKE CITY, FL 32024

2026

26-4S-16-03181-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

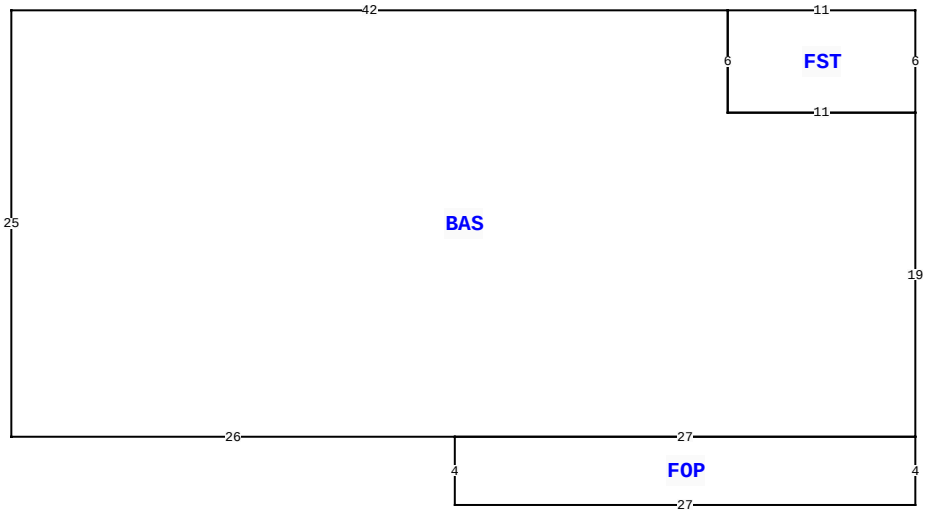
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,259	100		1,259	108,521
FOP	108	30		32	2,759
FST	66	55		36	3,103
TOTALS	1,433			1,327	114,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,327	118.4000	132.61	175,973	1975	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1259 HX Base Yr 2003



386 SW BURNETT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		114,382
TOTAL MARKET OB/XF VALUE		6,756
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		144,138
SOH/AGL Deduction		59,993
ASSESSED VALUE		84,145
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,423
TOTAL JUST VALUE		144,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0951/1812	4/18/2002	WD	P	I	99	76,000
GRANTOR: SUSAN RHEA & KAY PRIE						
GRANTEE: JASON & HEIDI BLAIR						
0944/2786	1/24/2002	WD	Q	I	01	100
GRANTOR: BOYD RHEA & KAY PRIES						
GRANTEE: SUSAN A RHEA & KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S25 E26 FOP= S4 E27N4 W27$ E27 N19 FST= N6 W11 S6 E11$ W11 N6$.

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	0166	CONC,PAVMT	0	100	12	18	216.00	UT	2.00	2.00	100	0	0	3	100	432	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
4	0294	SHED WOOD/	0	100	16	44	704.00	UT	10.00	10.00	60	2019	2019	3	60	4,224	

LAND DESCRIPTION

TOTAL OB/XF 6,756

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	0100	C	SFR	100		00	111.00	422.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 07/09/2019 BY KR Total Acres: 1.08 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2025 BY SYS