LOT 22 BLOCK A SUWANNEE HILLS S/
780-768, 786-1751, 814-1477,

BLANCHARD JOHN C IV
427 NW CRACKNEL WAY
LAKE CITY, FL 32055

2026

28-2S-16-01772-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

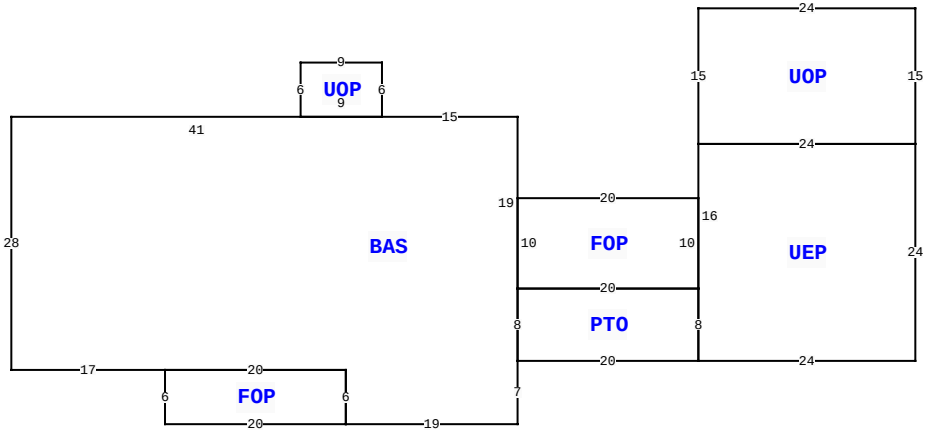
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 03
NEIGHBORHOOD/LOC	28216.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100		1,682	133,350
FOP	120	30		36	2,854
FOP	200	30		60	4,757
PTO	160	5		8	634
UEP	576	60		346	27,431
UOP	54	20		11	872
UOP	360	20		72	5,708
TOTALS	3,152			2,215	175,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,215	108.9000	121.97	270,164	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1682 HX Base Yr 1996



427 NW CRACKNEL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		175,607
TOTAL MARKET OB/XF VALUE		46,888
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		262,495
SOH/AGL Deduction		76,350
ASSESSED VALUE		186,145
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,423
TOTAL JUST VALUE		262,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054255	Right-of-Way Acce		10/16/2025
000051822	Generator	0	12/13/2024
39413	STORAGE	0	03/06/2020
33543	M H	720	11/13/2015
24546	POOL	185	05/23/2006
7651	SFR	37,000	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1495	11/30/2022	QC	U	I	11	100
GRANTOR: BLANCHARD ROBIN L						
GRANTEE: BLANCHARD JOHN C IV						
1481/1495	11/30/2022	QC	U	I	11	100
GRANTOR: BLANCHARD ROBIN L						
GRANTEE: BLANCHARD JOHN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W41 S28 E17 E20 S6 E19 N7 N8 N19 $
UEP=[ORIG=20,19] S8 E24 N24 W24 S16 $
FOP=[ORIG=0,19] E20 N10 W20 S10 $
PTO=[ORIG=0,27] E20 N8 W20 S8 $
FOP=[ORIG=-39,28] S6 E20 N6 W20 $
UOP=[ORIG=-15,0] N6 W9 S6 E9 $
UOP=[ORIG=20,-12] E24 S15 W24 N15 $
.

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	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2006	2006	3	51	18,278	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	100	16	48	768.00	UT	3.00	3.00	100	2006	2006	3	100	2,304	
5	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2006	2006	3	100	3,456	
6	0120	CLFENCE 4	0	100	0	0	300.00	UT	7.50	7.50	100	2008	2008	3	100	2,250	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,200	
8	0031	BARN,MT AE	0	100	30	36	1.00	UT	11,800.00	11,800.00	100	2021	2020		100	11,800	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
10	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2021	2020		100	400	

TOTAL OB/XF 46,688

LAND DESCRIPTION

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/11/2023 BY KS Total Acres: 5.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/07/2025 BY SYS

LOT 22 BLOCK A SUWANNEE HILLS S/
780-768, 786-1751, 814-1477,

BLANCHARD JOHN C IV
427 NW CRACKNEL WAY
LAKE CITY, FL 32055

2026

28-2S-16-01772-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/14/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		175,607
TOTAL MARKET OB/XF VALUE		46,888
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		262,495
SOH/AGL Deduction		76,350
ASSESSED VALUE		186,145
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,423
TOTAL JUST VALUE		262,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1495	11/30/2022	QC	U	I	11	100
GRANTOR: BLANCHARD ROBIN L						
GRANTEE: BLANCHARD JOHN C IV						
1481/1495	11/30/2022	QC	U	I	11	100
GRANTOR: BLANCHARD ROBIN L						
GRANTEE: BLANCHARD JOHN C						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2021	2020		100	200	

TOTAL OB/XF 200

LAND DESCRIPTION

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

REVIEW DATE 05/11/2023 BY KS Total Acres: 5.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/07/2025 BY SYS