N 50.70 FT LOT 6 BLK 1 ODOM'S
SPRING BROOK ADDITION S/D.

BLACKIE KEITH/BLACKIE MARY
2031 SW FALLON LN
LAKE CITY, FL 32025

2026

33-3S-17-06838-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

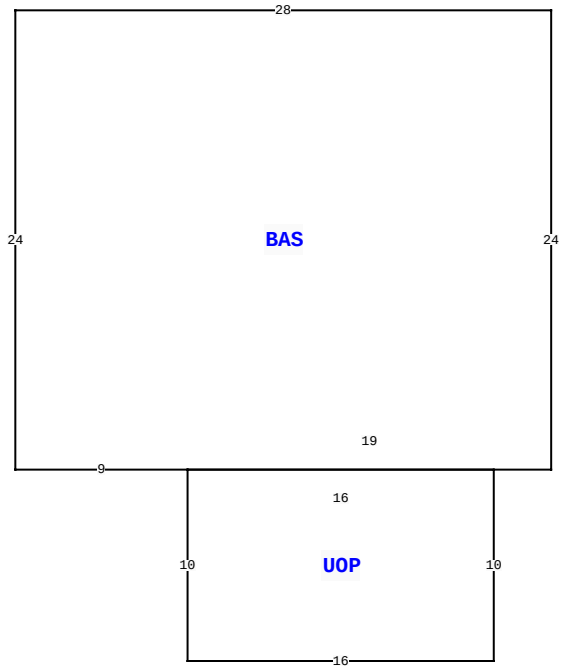
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.160	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	48,398
UOP	160	20		32	2,305
TOTALS	832			704	50,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	704	98.9298	110.80	78,003	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 672 HX Base Yr



227 SE CRAIG AVE, 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: 2	Tax Dist:
BUILDING MARKET VALUE	50,702
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	9,250
TOTAL MARKET VALUE	60,252
SOH/AGL Deduction	1,262
ASSESSED VALUE	58,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,990
TOTAL JUST VALUE	60,252
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1305/0759	12/01/2015	TD	U	I	18	7,200
GRANTOR: CLERK OF COURTS						
GRANTEE: KEITH & MARY BLACKI						
1242/2400	10/02/2012	WD	U	I	11	100
GRANTOR: ADDIE M GENUS (INDV &						
GRANTEE: ADDIE M GENUS AS TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S24 E9 UOP= S10 E16 N10 W16$ E19 N24$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0		RSF/MH	51.00	132.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250							

REVIEW DATE 12/19/2016 BY DF Total Acres: 0.15 Total Land Value: 9,250 Market: 0 Agricultural: 0 Common: 9,250 PRINTED 11/18/2025 BY SYS