S DIV: N1/2 LOT 6 & S1/2 LOT 5 B
VILLAS S/D.

BLANTON NANCY J/BLANTON KYLE DUANE
5112 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

00-00-00-14014-000

BUILDING CHARACTERISTICS

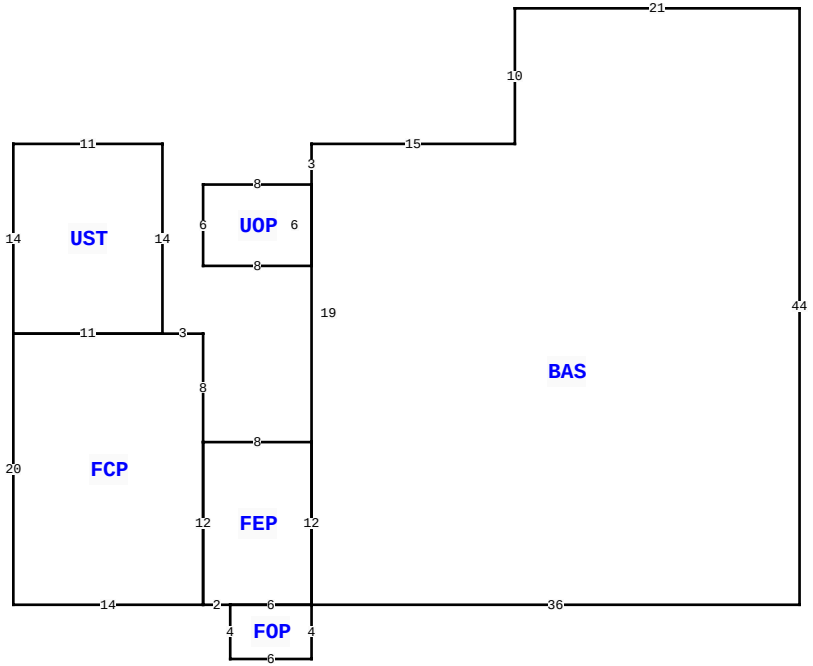
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC		32317.140 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,434	100		1,434	96,892
FCP	280	25		70	4,730
FEP	96	80		77	5,203
FOP	24	30		7	473
UOP	48	20		10	676
UST	154	45		69	4,662
TOTALS	2,036			1,667	112,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,667	94.5000	103.95	173,285	1944	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1434 HX Base Yr



721 SW EL PRADO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	112,635
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	131,535
SOH/AGL Deduction	0
ASSESSED VALUE	131,535
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,535
TOTAL JUST VALUE	131,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,583

SALE:5:2: ALL HAVE UND 1/3 INT EA.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/2013	10/13/2026	QC	U	I	11	100
GRANTOR: BLANTON NANCY J						
GRANTEE: BLANTON NANCY J						
1579/956	10/01/2026	QC	U	I	11	100
GRANTOR: STOCKTON JAMES R						
GRANTEE: BLANTON NANCY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S10 W15 S3 UOP= W8 S6 E8 N6$ S19 FEP= W8 FCP= N8 W3 UST= N14 W11 S14 E11$ W11 S20 E14 N12$ S12 E2 FOP= S4 E6 N4 W6$ E6 N12$ S12 E36 N44$.

LAND DESCRIPTION

TOTAL OB/XF 400

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-2	70.00	118.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/24/2016 BY DF Total Acres: 0.19 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS