FORT WHITE: N1/2 BLOCK 46.
298-514, 315-412 THRU 414, 650-3

SABOURIN KYLE/SABOURIN PIERRE
20630 51ST DR
LAKE CITY, FL 32024

2026

00-00-00-14398-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	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

212 SW DONNELY AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	74,970
TOTAL MARKET VALUE	74,970
SOH/AGL Deduction	2,811
ASSESSED VALUE	72,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,159
TOTAL JUST VALUE	74,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,599

XFOB:5:1: VANDY MH
XFOB:4:1: FLEETWOOD MH
BLDG:4:1: SHELBY MH
XFOB:3:1: CHIC MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1566/1507	4/17/2026	WD	U	V	12	195,000
GRANTOR: LAFAYETTE STATE BANK						
GRANTEE: SABOURIN KYLE						
1290/0080	9/17/2014	WD	Q	I	01	230,000
GRANTOR: JJMACKS LLC						
GRANTEE: LAFAYETTE STATE BAN						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1000	C	VACANT COMME	0		CG	0.00	0.00	22,050.00	SF		1.00	1.00	0.85	4.00	3.40	74,970							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.51 Total Land Value: 74,970 Market: 0 Agricultural: 0 Common: 74,970 PRINTED 06/22/2026 BY SYS