BEG SW COR OF E1/2 OF SW1/4 OF S
1137.93 FT, E 575.94 FT TO W R/W
RD, S 815.95 FT, CONT SW'LY ALON

VILLAR ORESTE/VILLAR CATHERINE
494 SW BLAYLOCK CT
LAKE CITY, FL 32024

2027

01-5S-16-03401-002

BUILDING CHARACTERISTICS

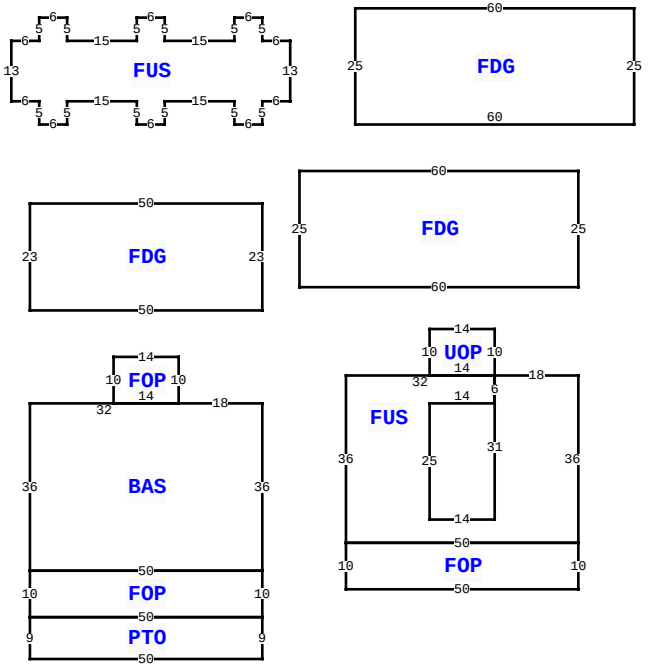
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1516.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	186,528
FDG	1,150	60		690	71,502
FDG	1,500	60		900	93,264
FDG	1,500	60		900	93,264
FOP	140	30		42	4,352
FOP	500	30		150	15,544
FOP	500	30		150	15,544
FUS	960	100		960	99,482
FUS	1,450	100		1,450	150,259
PTO	450	5		22	2,280
TOTALS	10,090			7,092	734,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	7,092	122.3434	134.58	954,441	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2025 Heated Area: 4210 HX Base Yr 2025



** This building has 11 Sub-Areas

494 SW BLAYLOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		803,293
TOTAL MARKET OB/XF VALUE		82,994
TOTAL LAND VALUE - MARKET		107,760
TOTAL MARKET VALUE		994,047
SOH/AGL Deduction		33,052
ASSESSED VALUE		960,995
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		909,584
TOTAL JUST VALUE		994,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,008,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050542	Roof Replacement	20,000	08/13/2024
000050540	Roof Replacement	15,000	08/13/2024
000050541	Roof Replacement	15,000	08/13/2024
000050543	Roof Replacement	9,000	08/13/2024
000050544	Roof Replacement	2,500	08/13/2024
000050545	Roof Replacement	2,400	08/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1173	4/28/2023	WD	Q	I	01	1,067,000
GRANTOR: WILLEMS SHANE D						
GRANTEE: VILLAR ORESTE						
0925/2984	4/30/2001	WD	Q	I	01	29,000
GRANTOR: DEAS-BULLARD						
GRANTEE: WILLEMS (WD REPL AG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N10 W14 S10 E14$ W32 S36 FOP= S10 PTO= S9 E50 N9 W50$ E50 N10 W50$E50 N36$ PTR= E50 FUS= N6 UOP= N10 W14 S10 E14$ W32 S36 FOP= S10 E50 N10 W50$ E50 PTR= N55 FDG= N25 W60 S25 E60$ S55$ N36 W18 S31 W14 N25 E14$ W50$ PTR= N20 FDG= N23 W50 S23 E50$ S20$ PTR= N60 FUS= N5 E6N13 W6 N5 W6 S5 W15 N5 W6 S5 W15 N5 W6 S5 W6 S13 E6 S5 E6 N5 E15 S5 E6 N5 E15 S5 E6$ S60$ PTR= N60 E80 FDG= N25 W60 S25 E60$ S60 W80$.

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	37	20	740.00	UT	2.00	2.00	100	2002	2002	3	100	1,480	
2	0166	CONC,PAVMT	0	100	14	60	840.00	UT	2.00	2.00	100	2002	2002	3	100	1,680	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0280	POOL R/CON	0	100	16	44	704.00	UT	70.00	70.00	100	2006	2006	3	51	25,133	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	12	16	192.00	UT	11.00	11.00	100	2009	2009	3	100	2,112	
7	0294	SHED WOOD/	0	100	12	22	264.00	UT	11.00	11.00	100	2009	2009	3	100	2,904	
8	0294	SHED WOOD/	0	100	12	22	264.00	UT	11.00	11.00	100	2009	2009	3	100	2,904	
9	0166	CONC,PAVMT	0	100	0	0	13,869.00	UT	2.25	2.25	100	2009	2009	3	100	31,205	
10	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

TOTAL OB/XF 77,468

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	12.47	AC		1.00	1.00	1.00	8,000.00	8,000.00	99,760							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 01/13/2026 BY AJ Total Acres: 13.47 Total Land Value: 107,760 Market: 0 Agricultural: 0 Common: 107,760 PRINTED 11/17/2026 BY SYS

BEG SW COR OF E1/2 OF SW1/4 OF S
1137.93 FT, E 575.94 FT TO W R/W
RD, S 815.95 FT, CONT SW'LY ALON

VILLAR ORESTE/VILLAR CATHERINE
494 SW BLAYLOCK CT
LAKE CITY, FL 32024

2027

01-5S-16-03401-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		2 100
Bathrooms		3 100
Stories	1.	1. 100
Units		0 100
Quality	04	04
DOR CODE	0102	SFRES/MOBILE HOME

MAP NUM | MKT AREA 01

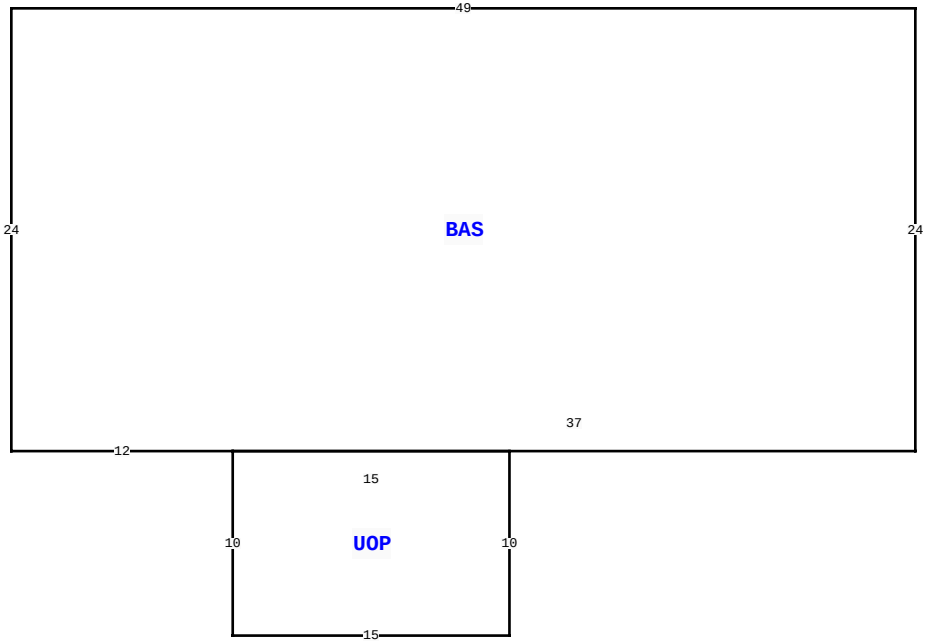
NEIGHBORHOOD/LOC 1516.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	66,232
UOP	150	25		38	2,140
TOTALS	1,326			1,214	68,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,214	110.1050	102.40	124,314	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 0% - 2025 Heated Area: 1176 HX Base Yr 2025



494 SW BLAYLOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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
11	0258	PATIO	0	100	0	0	2,456.00	UT	2.25	2.25	100	2009	2009	3	100	5,526	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		803,293
TOTAL MARKET OB/XF VALUE		82,994
TOTAL LAND VALUE - MARKET		107,760
TOTAL MARKET VALUE		994,047
SOH/AGL Deduction		33,052
ASSESSED VALUE		960,995
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		909,584
TOTAL JUST VALUE		994,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,008,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24007	POOL	175	01/03/2006
18067	SFR	568	03/16/2001
18068	GARAGE	211	03/16/2001
8796	M H	125	08/29/1994
7304	M H	60	06/23/1993
6458	M H	60	10/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1173	4/28/2023	WD	Q	I	01	1,067,000
GRANTOR: WILLEMS SHANE D						
GRANTEE: VILLAR ORESTE						
0925/2984	4/30/2001	WD	Q	I	01	29,000
GRANTOR: DEAS-BULLARD						
GRANTEE: WILLEMS (WD REPL AG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S24 E12 UOP= S10 E15 N10 W15$ E37 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,526

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 01/13/2026 BY AJ Total Acres: 13.47 Total Land Value: 107,760 Market: 0 Agricultural: 0 Common: 107,760 PRINTED 11/17/2026 BY SYS