

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

2026

01-5S-16-03401-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,800	100	
FDG	1,150	60	
FDG	1,500	60	
FDG	1,500	60	
FOP	140	30	
FOP	500	30	
FOP	500	30	
FUS	960	100	
FUS	1,450	100	
PTO	450	5	
TOTALS	10,090		7,092

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	137.02	971,746	2002	2002	0	0	23.00	77.00
1 SINGLE FAM 100% - 2025											
Heated Area: 4210											
HX Base Yr 2025											
<p>** This building has 11 Sub-Areas</p> <p>494 SW BLAYLOCK CT, LAKE CITY</p>											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						05/04/2026		MLU			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			817,351
TOTAL MARKET OB/XF VALUE			82,994
TOTAL LAND VALUE - MARKET			107,760
TOTAL MARKET VALUE			1,008,105
SOH/AGL Deduction			71,850
ASSESSED VALUE			936,255
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			884,844
TOTAL JUST VALUE			1,008,105
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,005,831

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)						

EXTRA FEATURES																
L N	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			

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\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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								

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

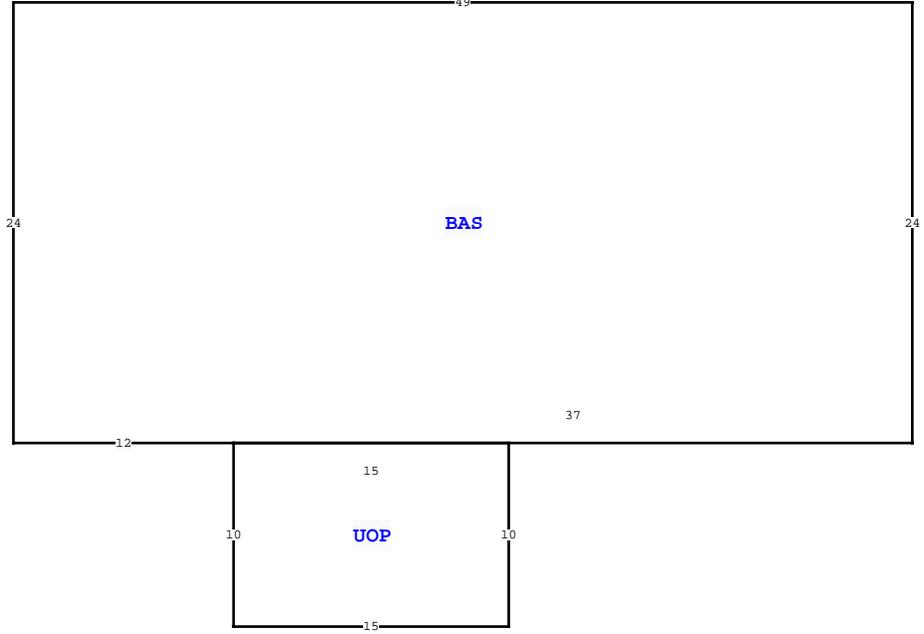
2026

01-5S-16-03401-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,176	100	
UOP	150	25	
TOTALS	1,326		

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	103.50	125,649	2000	2000	0	0	45.00	55.00
2 MANUF 1		0% - 2025		Heated Area: 1176				HX Base Yr 2025			



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			817,351
TOTAL MARKET OB/XF VALUE			82,994
TOTAL LAND VALUE - MARKET			107,760
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SOH/AGL Deduction			71,850
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TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			884,844
TOTAL JUST VALUE			1,008,105
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,005,831

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						

EXTRA FEATURES																
L N	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	UT	2.25	2.25	100	2009	2009	3	100	5,526	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
															5,526									

BUILDING NOTES
BUILDING DIMENSIONS
BAS= W49 S24 E12 UOP= S10 E15 N10 W15 E37 N24\$.