

S1/2 OF LOT 8 RIVERS MANOR
 UNIT 2 UNREC, BEING THE
 S1/2 OF THE FOLLOWING:

VIDAL MICHAEL/VIDAL TAMMY L
 475 SW BLAYLOCK CT
 LAKE CITY, FL 32055

2026

01-5S-16-03401-008



| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|---|------------------|----------------|----------------------|--------------|----------------------|----------|----------|-------|-------------|-------------------------------|-----------|-----------|-------------|----------------|----------------|-----------------|------------|-----------------------------|------|--------------------------|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| Exterior Wall | 32 | HARDIE BRD 100 | | | | | | | | 0100 | 01 | 3,442 | 138.8114 | 155.47 | 535,128 | 2013 | 2013 | 0 | 0 | 12.00 | 88.00 | STANDARD | | | | | | | | | |
| Roof Structur | 08 | IRREGULAR 100 | | | | | | | | 3 SINGLE FAM 100% - 2021 | | | | | | | | | | Heated Area: 3070 | | | | | | | | | | | |
| Roof Cover | 03 | COMP SHNGL 100 | | | | | | | | | | | | | | | | | | HX Base Yr 2021 | | | | | | | | | | | |
| Interior Wall | 05 | DRYWALL 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Floor | 15 | HARDTILE 80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Floor | 12 | HARDWOOD 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Air Condition | 03 | CENTRAL 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heating Type | 04 | AIR DUCTED 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bedrooms | | 4 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bathrooms | | 2.5 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Frame | 02 | WOOD FRAME 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stories | | 2. 2. 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Architectural Units | 05 | CONV 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Condition Adj | 03 | 0 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kitchen Adjus | 02 | 02 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Quality | 07 | 07 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 1,762 | 100 | | 1,762 | 241,065 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FGR | 652 | 55 | | 359 | 49,116 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FHS | 350 | 60 | | 210 | 28,731 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FOP | 152 | 30 | | 46 | 6,294 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FOP | 165 | 30 | | 50 | 6,841 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FOP | 189 | 30 | | 57 | 7,799 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUS | 958 | 100 | | 958 | 131,067 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | 4,228 | | | 3,442 | 470,913 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | 475 SW BLAYLOCK CT, LAKE CITY | | | | | | | | | | | | | | | | | | | | | |
| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | | | | | | | | | | | | | | | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 6,069.00 | UT | 2.00 | 2.00 | 100 | 2013 | 2013 | 3 | 100 | 12,138 | | | | | | | | | | | | | | | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 2,000 | | | | | | | | | | | | | | | |
| 4 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 16,200 | | | | | | | | | | | | | | | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 200 | | | | | | | | | | | | | | | |
| 6 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 800 | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 32,538 | | | | | | | | | | | |
| 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 | | | | | | | |
| 1 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 48,000 | | | | | | | | | | | | | | |
| 2 | 0100 | C | SFR | 0 | | | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,000 | | | | | | | | | | | | | | |
| REVIEW DATE 03/18/2026 BY robin Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/08/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| VALUATION SUMMARY | | | |
|---------------------------|-----------|--|--|
| VALUATION BY | STANDARD | | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | 618,112 | | |
| TOTAL MARKET OB/XF VALUE | 32,538 | | |
| TOTAL LAND VALUE - MARKET | 60,000 | | |
| TOTAL MARKET VALUE | 710,650 | | |
| SOH/AGL Deduction | 177,617 | | |
| ASSESSED VALUE | 533,033 | | |
| TOTAL EXEMPTION VALUE | 51,411 | | |
| BASE TAXABLE VALUE | 481,622 | | |
| TOTAL JUST VALUE | 710,650 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 712,864 | | |

SALE:4:1: LOT 8 RIVERS MANOR UNIT II
 XFOB:2:1: HARR/SCOTT MH
 BLDG:1:1: HARR MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|--------|------------|
| 000048352 | Electrical Servic | 0 | 10/05/2023 |
| 000046975 | New Residential C | 50,000 | 04/14/2023 |
| 38395 | STORAGE | 0 | 07/22/2019 |
| 13576 | M H | 125 | 02/02/1998 |

| SALES DATA | | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | |
| 1342/2705 | 8/11/2017 | WD Q | Q | I | 01 | 400,000 | |
| GRANTOR: BRIAN & BRITTANEY PAP | | | | | | | |
| GRANTEE: MICHAEL & TAMMY L V | | | | | | | |
| 1342/2703 | 8/11/2017 | WD U | U | I | 11 | 0 | |
| GRANTOR: AINSLEY GLEN LLC | | | | | | | |
| GRANTEE: BRIAN & BRITTANEY P | | | | | | | |

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= 1762\$ FUS= 958\$ FGR= 652\$ FOP= 152\$ FOP= 189\$ FOP= 165\$ FHS= 350\$.

