PART OF LOT 9 RIVERS MANOR S/D U
SW COR OF SE1/4 OF SE1/4, E 644.
OF LOT 1 RIVERS MANOR UNIT I, N

RAYMONT MELISSA/RAYMONT PAUL OWEN
271 SW BLAYLOCK CT
LAKE CITY, FL 32024

2027

01-5S-16-03401-009

BUILDING CHARACTERISTICS

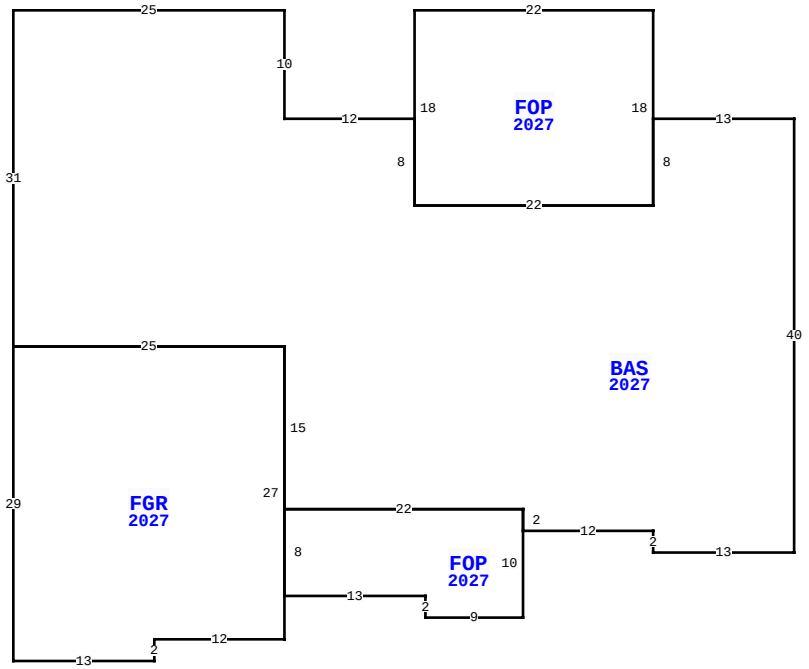
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	1516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,367	100	2027	2,367	280,347
FGR	701	55	2027	386	45,718
FOP	194	30	2027	58	6,870
FOP	396	30	2027	119	14,094
TOTALS	3,658			2,930	347,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,930	107.6700	118.44	347,029	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 2367 HX Base Yr



271 SW BLAYLOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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
1	0296	SHED METAL	0	0	10	16	160.00	UT	5.00	5.00	70	1993	1993	3	70	560	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1,560.00	UT	3.50	3.50	100	2027	2026		100	5,460	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	347,029
TOTAL MARKET OB/XF VALUE	13,520
TOTAL LAND VALUE - MARKET	55,770
TOTAL MARKET VALUE	416,319
SOH/AGL Deduction	16,197
ASSESSED VALUE	400,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	400,122
TOTAL JUST VALUE	416,319
NCON VALUE	352,489
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052586	New Residential C	200,000	03/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1939	2/03/2025	WD	U	V	11	100
GRANTOR: RAYMONT MELISSA						
GRANTEE: RAYMONT MELISSA						
1469/1308	6/08/2022	CT	U	I	18	95,000
GRANTOR: CLERK OF COURT						
GRANTEE: RAYMONT MELISSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=11,-20] W13 S8 W22 N8 W12 N10 W25 S31 E25 S15 E22 S2 E12 S2 E13 N40 $
FOP=[YR=2027;ORIG=-24,-30] E22 S18 W22 N18 $
FOP=[YR=2027;ORIG=-14,16] W22 S8 E13 S2 E9 N10 $
FGR=[YR=2027;ORIG=-36,1] W25 S29 E13 N2 E12 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,520

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		A-1	0.00	0.00	5.07	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,770							

REVIEW DATE 01/13/2026 BY AJ Total Acres: 5.07 Total Land Value: 55,770 Market: 0 Agricultural: 0 Common: 55,770 PRINTED 11/17/2026 BY SYS