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

2026

01-5S-16-03401-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

271 SW BLAYLOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,060
TOTAL LAND VALUE - MARKET	55,770
TOTAL MARKET VALUE	63,830
SOH/AGL Deduction	20,527
ASSESSED VALUE	43,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,303
TOTAL JUST VALUE	63,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,690

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

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	

LAND DESCRIPTION

TOTAL OB/XF 8,060

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	0000	C	VAC RES	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 06/08/2026 BY SYS