N1/2 LOT 8 RIVERS MANOR S/D UNIT
THE N1/2 OF THE FOLLOWING: COMM
OF SE1/4, RUN E 644.80 FT TO SW

PARKER DOUGLAS JASON/LARSEN MICHELLE TRANG
363 SW BLAYLOCK CT
LAKE CITY, FL 32024

2027

01-5S-16-03401-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

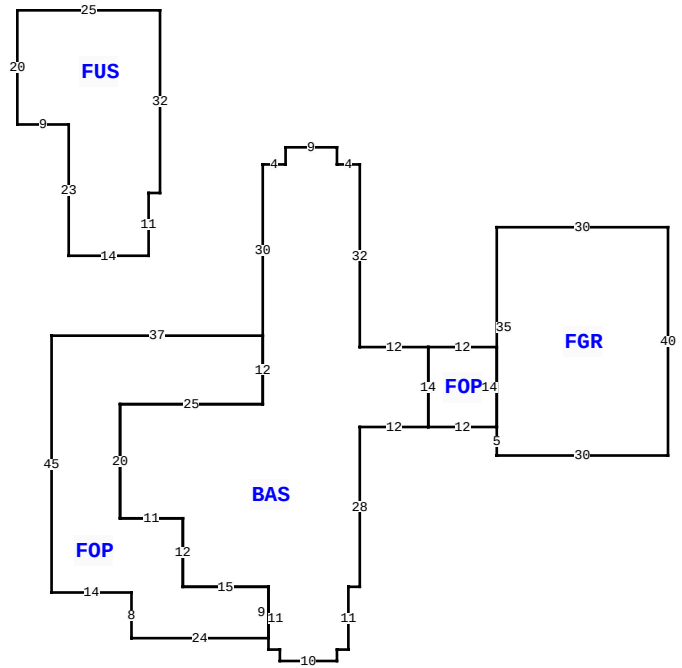
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1516.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,295	100		2,295	323,525
FGR	1,200	55		660	93,040
FOP	168	30		50	7,048
FOP	1,190	30		357	50,326
FUS	846	100		846	119,260
TOTALS	5,699			4,208	593,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,208	137.8030	151.58	637,849	2018	2018	0	0	0	7.00	93.00

2 SINGLE FAM 0% - 2026 Heated Area: 3141 HX Base Yr



363 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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
4	0166	CONC,PAVMT	0	0	0	0	2,252.00	UT	2.00	2.00	100	2018	2018	3	100	4,504	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	100.00	100.00	100	2026	2025		100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	593,200
TOTAL MARKET OB/XF VALUE	7,254
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	660,454
SOH/AGL Deduction	0
ASSESSED VALUE	660,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	660,454
TOTAL JUST VALUE	660,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052584	Electrical Servic	0	03/13/2025
35711	SFR	1,474	08/21/2017
30611	SFR	1,083	11/20/2012
9966	M H	125	07/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/904	5/27/2025	WD	Q	I	01	851,000
GRANTOR: THACKER SHARON						
GRANTEE: PARKER DOUGLAS JASO						
1541/901	5/12/2025	WD	U	I	11	100
GRANTOR: WEINGART DANIEL						
GRANTEE: THACKER SHARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 N32 W4 N3 W9 S3 W4 S30 S12 W25 S20 E11 S12 E15 S11 E2 S2 E10 N2 E2 N11 E2 N28 E12 N14 $
FGR=[ORIG=12,14] S5 E30 N40 W30 S35 $
FOP=[ORIG=-29,-2] W37 S45 E14 S8 E24 N9 W15 N12 W11 N20 E25 N12 $
FUS=[ORIG=-47,-59] W25 S20 E9 S23 E14 N11 E2 N32 $
FOP=[ORIG=0,14] E12 N14 W12 S14 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,254

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	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 01/13/2026 BY AJ Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS