LOT 13 RIVERS MANOR S/D UNIT 1.
CD 757-1195, WD 895-1059, DC 144

GARCIA TAYLOR M
215 SW BLAYLOCK CT
LAKE CITY, FL 32024

2027

01-5S-16-03401-113

BUILDING CHARACTERISTICS

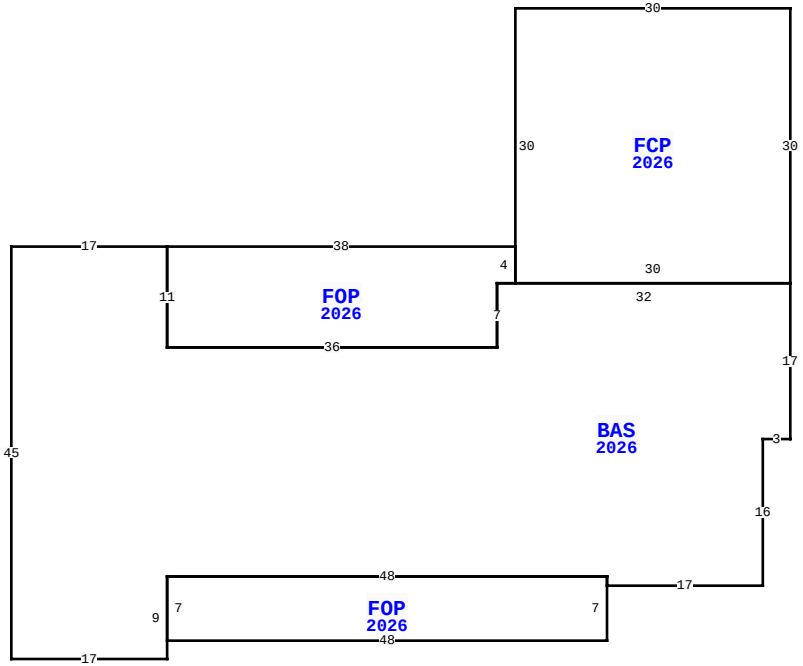
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,661	100	2026	2,661	342,843
FCP	900	25	2026	225	28,989
FOP	336	30	2026	101	13,013
FOP	404	30	2026	121	15,590
TOTALS	4,301			3,108	400,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,108	117.1275	128.84	400,435	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2661 HX Base Yr 2026



215 SW BLAYLOCK CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		400,435
TOTAL MARKET OB/XF VALUE		50,950
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		506,385
SOH/AGL Deduction		0
ASSESSED VALUE		506,385
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		454,974
TOTAL JUST VALUE		506,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050012	New Residential C	280,000	05/31/2024
000050007	Right-of-Way Acce		05/30/2024
000050009	Storage Building	10,000	05/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/2135	7/29/2025	LE	U	V	14	100
GRANTOR: GARCIA TAYLOR M						
GRANTEE: GARCIA TAYLOR M (EN						
1506/1644	1/19/2024	WD	Q	V	01	63,000
GRANTOR: RAYMONT MELISSA						
GRANTEE: GARCIA TAYLOR M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-55,6] W17 S45 E17 N9 E48 S1 E17 N16 E3 N17 W32 S7 W36 N11 $
FCP=[YR=2026;ORIG=-17,-20] E30 S30 W30 N30 $
FOP=[YR=2026;ORIG=-17,6] W38 S11 E36 N7 E2 N4 $
FOP=[YR=2026;ORIG=-55,42] E48 S7 W48 N7 $
.

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	0030	BARN,MT	0	100	0	0	1.00	UT	34,500.00	34,500.00	100	2025	2024		100	34,500	
2	0166	CONC,PAVMT	0	100	0	0	2,150.00	UT	5.00	5.00	100	2026	2025		100	10,750	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 50,950

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 04/15/2026 BY robin Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS