

BEG AT NE COR OF W1/2 OF NE1/4 O
W 669.21 FT, S 530.23 FT, E 153.
FT, E 135.80 FT, S 38.98 FT, E 1

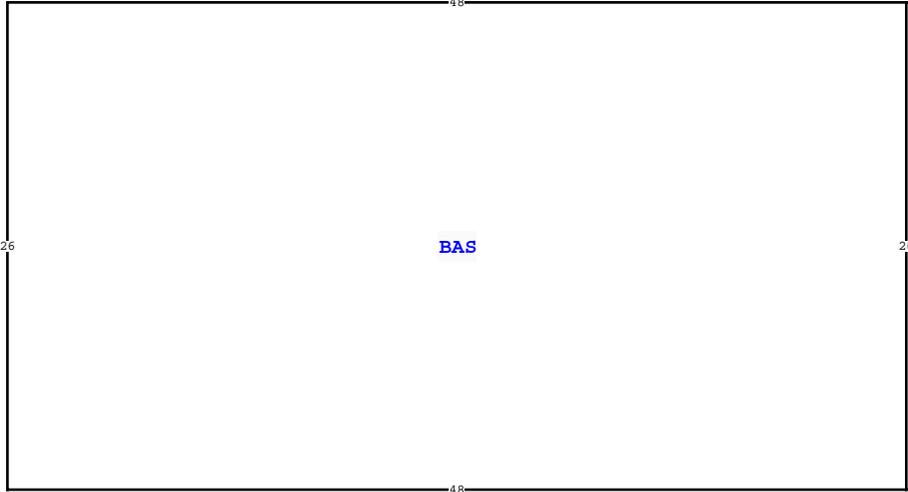
BLACKMON EDWARD R
479 SW MAGICAL TER
LAKE CITY, FL 32024

2026

04-4S-16-02772-033

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 100	Exterior Wall			
03	GABLE/HIP 100	Roof Structur			
03	COMP SHNGL 100	Roof Cover			
05	DRYWALL 100	Interior Wall			
14	CARPET 90	Interior Floo			
08	SHT VINYL 10	Interior Floo			
02	WINDOW 100	Air Condition			
04	AIR DUCTED 100	Heating Type			
	3 100	Bedrooms			
	2 100	Bathrooms			
1.	1. 100	Stories			
01	CONV 100	Architectual			
	0 100	Units			
01	01 100	Condition Adj			
01	01 100	Kitchen Adjus			
03	03	Quality			
0200	MOBILE HOME	DOR CODE			
		06	MAP NUM		
4416.00	1.00/	NEIGHBORHOOD/LOC			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	22,190
TOTALS	1,248			1,248	22,190

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2002		Heated Area: 1248					HX Base Yr 2002	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		22,190	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		15,812	
TOTAL MARKET VALUE		45,002	
SOH/AGL Deduction		16,587	
ASSESSED VALUE		28,415	
TOTAL EXEMPTION VALUE		HX HB	25,000
BASE TAXABLE VALUE		3,415	
TOTAL JUST VALUE		45,002	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		45,002	
SALE:3:1: 14 AC WITH IMP			
PRMT:2:1: JENNINGS			
PRMT:1:1: PERMIT FOR TRAVEL TRAILER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15310	M H	125	03/26/1999
14029	M H	125	05/19/1998
10444	PUMP/UTPOL	75	11/14/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0921/0228	2/19/2001	WD	Q	V	01	8,000
GRANTOR: KEITH & SYLVIA FRANCI						
GRANTEE: EDWARD BLACKMON						
0833/1880	1/21/1997	WD	Q	I	02	0
GRANTOR: KEITH & SYLVIA FRANCI						
GRANTEE: ANNA L FRANCIS						

EXTRA FEATURES																	
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	9945	Well/Sept	0	100	0	0			7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES			
163 SW BLACKMON GLN, LAKE CITY			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/19/2022	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS														
BAS= W48 S26 E48 N26\$.														

LAND DESCRIPTION										TOTAL OB/XF														
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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	9630	C	SWAMP	100		00	0.00	0.00	8.12	AC		1.00	1.00	1.00	100.00	100.00	812							