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

2027

04-4S-16-02772-033

BUILDING CHARACTERISTICS

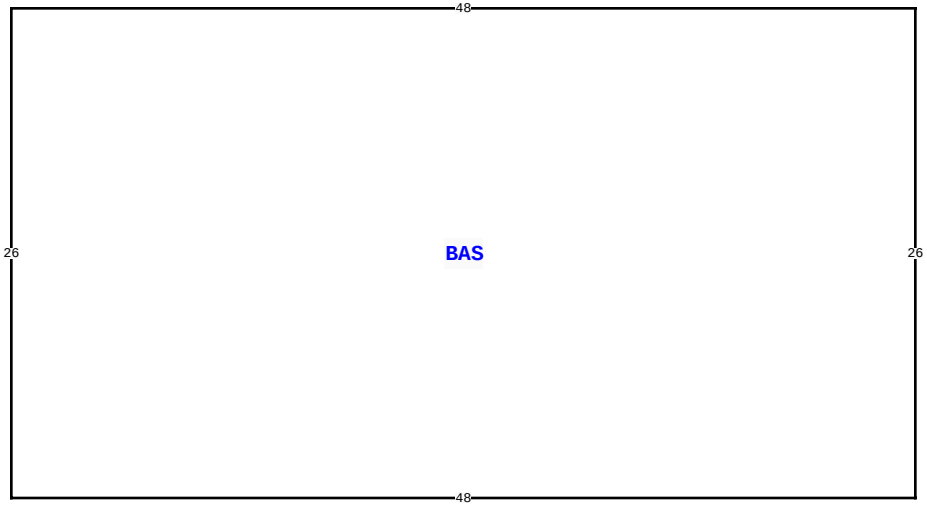
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

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
0800	02	1,248	74.0880	44.45	55,474	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 1248 HX Base Yr 2002



163 SW BLACKMON GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

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		15,735
ASSESSED VALUE		29,267
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,267
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E48 N26$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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							

REVIEW DATE 10/09/2023 BY JB Total Acres: 9.12 Total Land Value: 15,812 Market: 0 Agricultural: 0 Common: 15,812 PRINTED 11/17/2026 BY SYS