

LOTS 1,4 & 5 BLOCK 2, LAKESIDE H
N1/2 OF LAKE DR AS LIES S OF LOT
BLOCK 2, LAKESIDE HEIGHTS S/D.

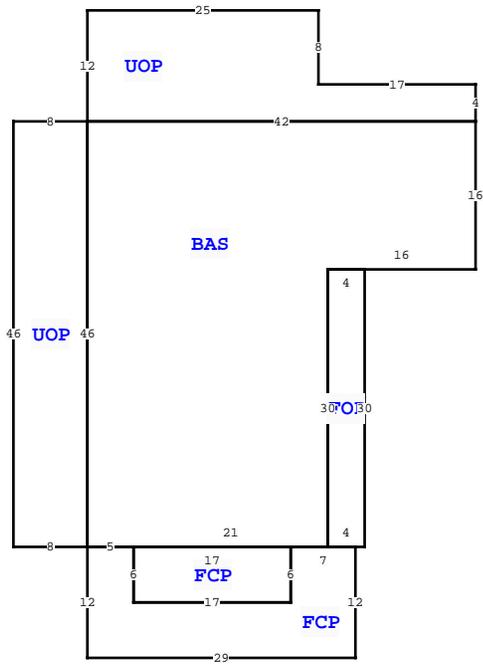
BLEVINS JENNIFER LEE
2495 S MARION AVE
LAKE CITY, FL 32025

2026

08-4S-17-08209-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,452	100	
FCP	102	25	
FCP	246	25	
FOP	120	30	
UOP	368	20	
UOP	368	20	
TOTALS	2,656		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2019									Heated Area: 1452	HX Base Yr 2019



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			154,337
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			58,750
TOTAL MARKET VALUE			213,987
SOH/AGL Deduction			51,715
ASSESSED VALUE			162,272
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			110,861
TOTAL JUST VALUE			213,987
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044011	Remodel	4,950	03/25/2022
37337	MAINT/ALTR	75	10/17/2018
11794	REMODEL	325	10/25/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2742	6/27/2022	WD	U	I	11	100

GRANTOR: BLEVINS GARY
GRANTEE: BLEVINS JENNIFER LE
1468/1411 5/12/2022 FJ U I 18 0
GRANTOR: CLERK OF COURT
GRANTEE: BLEVINS JENNIFER

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	UT	800.00	800.00	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	
3	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	

TOTAL OB/XF													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		
						25	1993	1993	3	25	200		
						100	2012	2012	3	100	100		
						50	2012	2012	3	50	600		

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W42 UOP= W8 S46 E8 N46\$S46 FCP= S12 E29 N12 W7 S6 W17 N6 W5\$ E5 FCP= S6 E17 N6 W17\$E21 FOP= E4 N30 W4 S30\$ N30 E16 N16\$ UOP= N4 W17 N8 W25 S12 E42\$.									

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	0133	C	SFR LAKE	100		00	0.00	0.00	135.00	FF		1.00	1.00	1.25	200.00	250.00	33,750							
2	0133	C	SFR LAKE	0		00	0.00	0.00	100.00	FF		1.00	1.00	1.25	200.00	250.00	25,000							

