LOT 2 BLOCK B TROY PINES S/D.
660-507, 783-1772, 865-1259, PB

THOMAS CAMELIA DENISE/THOMAS DALTON BLAYNE
148 SW SUNRISE WAY
LAKE CITY, FL 32024

2026

10-4S-16-02893-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

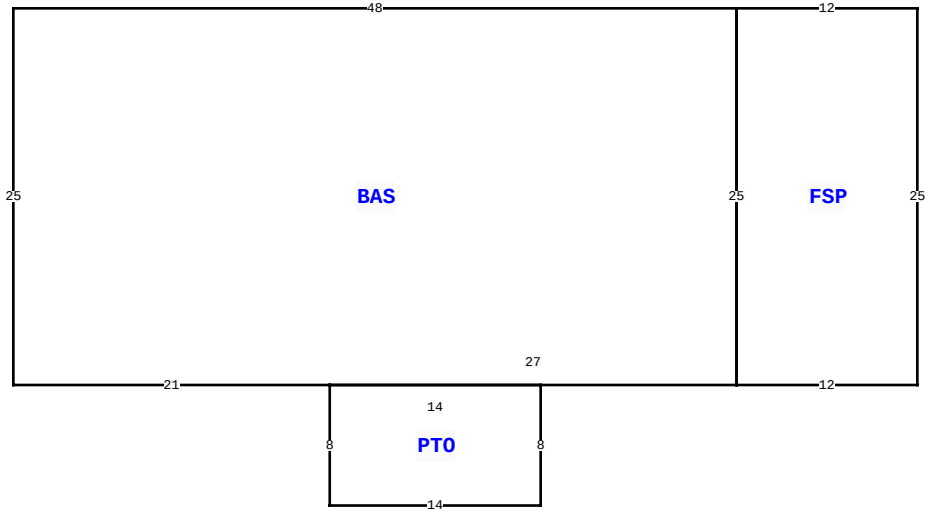
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	39,216
FSP	300	40		120	3,922
PTO	112	5		6	196
TOTALS	1,612			1,326	43,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,326	129.6900	81.70	108,334	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 1200 HX Base Yr 2020



148 SW SUNRISE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		43,334
TOTAL MARKET OB/XF VALUE		19,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		81,034
SOH/AGL Deduction		31,507
ASSESSED VALUE		49,527
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,527
TOTAL JUST VALUE		81,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/1662	12/06/2019	QC	U	I	11	100
GRANTOR: RUTHAMAE WILLIAMS						
GRANTEE: CAMELIA DENSIE THOM						
1294/2305	5/15/2015	WD	Q	I	01	40,000
GRANTOR: KENNETH & WANDA GILLI						
GRANTEE: RICHARD G III & RUT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S25 E21 PTO= S8 E14 N8 W14$ E27 N25$ FSP= S25 E12 N25 W12$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	20	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
5	0070	CARPORT UF	0	100	20	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
6	0294	SHED WOOD/	0	100	12	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
7	0294	SHED WOOD/	0	100	16	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
8	0296	SHED METAL	0	100	14	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
9	0296	SHED METAL	0	100	18	20	1.00	UT	0.00	0.00	100	2007	2007	3	100	2,500	
10	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

TOTAL OB/XF 16,700

LAND DESCRIPTION

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.92 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS

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NEIGHBORHOOD/LOC	10416.070 1.00/		

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MARKET ADJUSTMENTS

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.92 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS