E1/2 OF LOT 3, RIVERS MANOR
UNIT 2: COMM NW COR OF NW1/4
OF NE1/4, E 333.21 FT FOR POB,

FISHER UWE E/FISHER ELIZABETH JANE
724 SW BLAYLOCK CT
LAKE CITY, FL 32024

2026

12-5S-16-03585-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

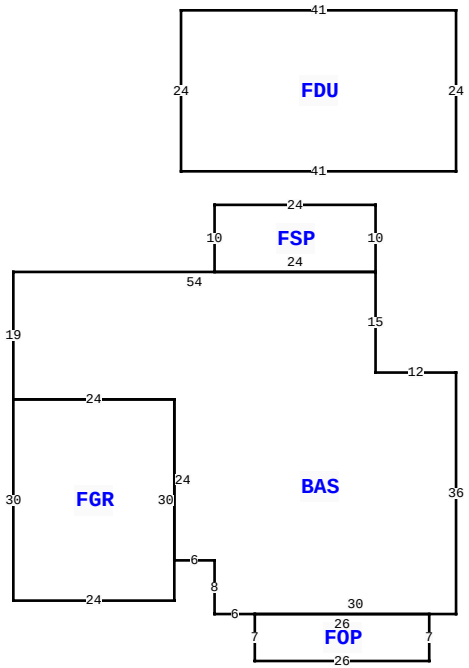
NEIGHBORHOOD/LOC 12516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100		2,370	291,324
FDU	984	60		590	72,524
FGR	720	55		396	48,677
FOP	182	30		55	6,761
FSP	240	40		96	11,801
TOTALS	4,496			3,507	431,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,507	119.2906	133.61	468,570	2017	2017	0	0	0	8.00	92.00

3 SINGLE FAM 100% - 2018 Heated Area: 2370 HX Base Yr 2018



724 SW BLAYLOCK CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	431,084
TOTAL MARKET OB/XF VALUE	30,749
TOTAL LAND VALUE - MARKET	60,240
TOTAL MARKET VALUE	522,073
SOH/AGL Deduction	169,600
ASSESSED VALUE	352,473
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	301,062
TOTAL JUST VALUE	522,073
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	522,436

SALE:2:1: 10.04 ACRES WITH WELL, SEPTIC & CULVERT

SALE:1:1: WD REPLACING CONTRACT FOR DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36003	POOL ENCL	144	11/16/2017
35858	POOL	350	10/09/2017
35360	SFR	1,539	05/26/2017
24016	M H	275	01/05/2006
15848	M H	125	07/30/1999
13059	PUMP/UTPOL	30	09/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/2630	3/07/2019	QC	U	I	11	100
GRANTOR: UWE E & ELIZABETH JAN						
GRANTEE: UWE E & ELIZABETH J						
1326/1686	11/23/2016	WD	U	I	12	33,000
GRANTOR: RREF II ACB-FL LLC						
GRANTEE: UWE E & ELIZABETH J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N15 FSP= N10 W24 S10 E24$ W54 S19 FGR= S30 E24 N30 W24$ E24 S24 E6 S8 E6 FOP= S7 E26 N7 W26$ E30 N36$ PTR= N30 FDU= N24 W41 S24 E41$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	4,327.00	UT	2.00	2.00	100	2017	2017	3	100	8,654	
2	0280	POOL R/CON	0	100	11	25	275.00	UT	70.00	70.00	100	2017	2017	3	84	16,170	
3	0282	POOL ENCL	0	100	21	33	693.00	UT	15.00	15.00	100	2017	2017	3	57	5,925	

LAND DESCRIPTION

TOTAL OB/XF 30,749

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	5.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,240							

REVIEW DATE 09/24/2019 BY KR Total Acres: 5.02 Total Land Value: 60,240 Market: 0 Agricultural: 0 Common: 60,240 PRINTED 06/09/2026 BY SYS