BEG SW COR OF NW1/4 OF NE1/4,
RUN N 667.06 FT, E 662.02
FT TO W R/W DAVIS LANE, RUN S

BLANK TREVOR W/BLANK JAYME L
806 SW BLAYLOCK CT
LAKE CITY, FL 32024

2027

12-5S-16-03585-004

BUILDING CHARACTERISTICS

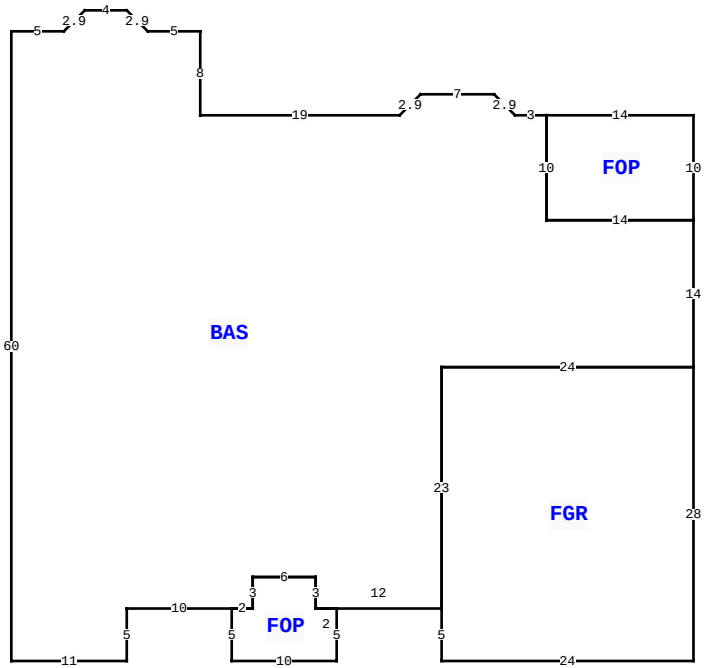
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,574	100		2,574	246,766
FGR	672	55		370	35,472
FOP	68	30		20	1,917
FOP	140	30		42	4,026
TOTALS	3,454			3,006	288,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,006	122.0648	134.27	403,616	2003	2003	0	0	0	28.60	71.40

1 SINGLE FAM 100% - 2004 Heated Area: 2574 HX Base Yr 2004



806 SW BLAYLOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	288,182
TOTAL MARKET OB/XF VALUE	62,344
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	445,621
SOH/AGL Deduction	126,260
ASSESSED VALUE	319,361
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	267,950
TOTAL JUST VALUE	445,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055910	Storage Building	35,900	06/17/2026
24680	POOL	200	06/27/2006
20115	SFR	449	11/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1199/1076	7/30/2010	QC	U	I	16	100
GRANTOR: TREVOR W & JAYME BLAN						
GRANTEE: TREVOR W & JAYME BL						
0928/0648	5/30/2001	WD	Q	V		47,000
GRANTOR: THOMAS & PAMELA AKRID						
GRANTEE: TREVOR W & JAYME BL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 L2 U2 W7 D2 L2 W19 N8 W5 L2 U2 W4 D2 L2 W5 S60 E11N5 E10 FOP= S5 E10 N5 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E12 FGR= S5 E24 N28 W24 S23$ N23 E24 N14 FOP= N10 W14 S10 E14$ W14 N10$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	6,056.00	UT	2.25	2.25	100	2009	2009	3	100	13,626	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
6	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700	
7	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,500	
8	0260	PAVEMENT-A	0	100	15	330	4,950.00	UT	1.50	1.50	100	2006	2006	3	100	7,425	
9	0280	POOL R/CON	0	100	15	330	969.00	UT	70.00	70.00	100	2006	2006	3	51	34,593	

LAND DESCRIPTION

TOTAL OB/XF 62,344

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	9.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,595							
2	0000	C	VAC RES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 08/06/2026 BY kellen Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/17/2026 BY SYS