

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

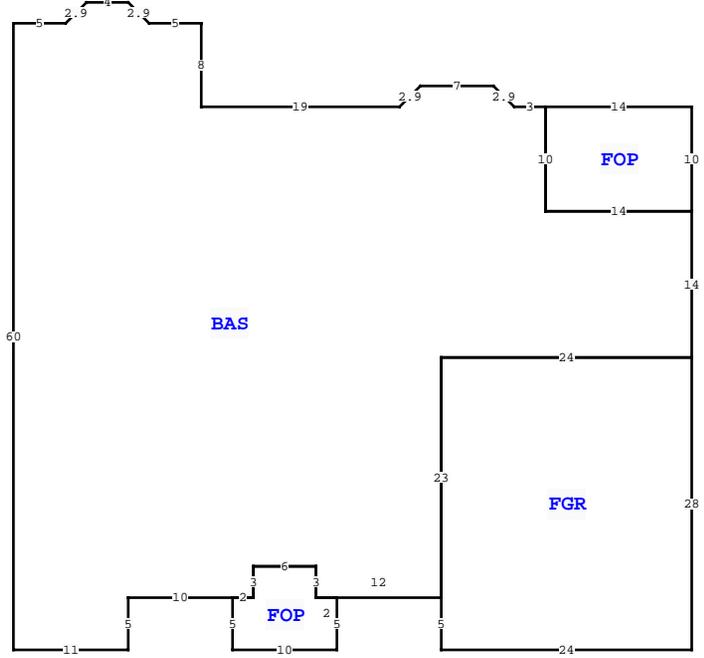
BLANK TREVOR W/BLANK JAYME L
 806 SW BLAYLOCK CT
 LAKE CITY, FL 32024

2026

12-5S-16-03585-004


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	60		
Exterior Wall	19	COMMON BRK	40		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	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	251,251
FGR	672	55		370	36,116
FOP	68	30		20	1,952
FOP	140	30		42	4,100
TOTALS	3,454			3,006	293,418

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%	- 2004		Heated Area: 2574					HX Base Yr 2004	



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VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		293,418	
TOTAL MARKET OB/XF VALUE		62,344	
TOTAL LAND VALUE - MARKET		90,090	
TOTAL MARKET VALUE		445,852	
SOH/AGL Deduction		135,720	
ASSESSED VALUE		310,132	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		258,721	
TOTAL JUST VALUE		445,852	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		453,230	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
806 SW BLAYLOCK CT, LAKE CITY								04/07/2025		MLU			

L N	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	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0260	PAVEMENT-A	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	800	
3	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	1,200	
4	0166	CONC, PAVMT	0	100	0	0	UT	2.25	2.25	100	2009	2009	3	100	13,626	
5	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	300	
6	0297	SHED CONCR	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	700	
7	0119	MASONRY WA	0	0	0	0	UT	0.00	0.00	100	2009	2009	3	100	2,500	
8	0260	PAVEMENT-A	0	100	15	330	UT	1.50	1.50	100	2006	2006	3	100	7,425	
9	0280	POOL R/CON	0	100	15	330	UT	70.00	70.00	100	2006	2006	3	51	34,593	
TOTAL OB/XF															62,344	

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\$.	

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	DPHT 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	9,000.00	9,000.00	81,090							
2	0000	C	VAC RES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							