BEG SE COR OF NW1/4 OF NE1/4,
W 706.60 FT, N 7 DG E 568.13
FT TO PT ON A CURVE, RUN N'RLY

WINTERS TRACY A/WINTERS KRISTINE R
807 SW BLAYLOCK CT
LAKE CITY, FL 32024

2026

12-5S-16-03585-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

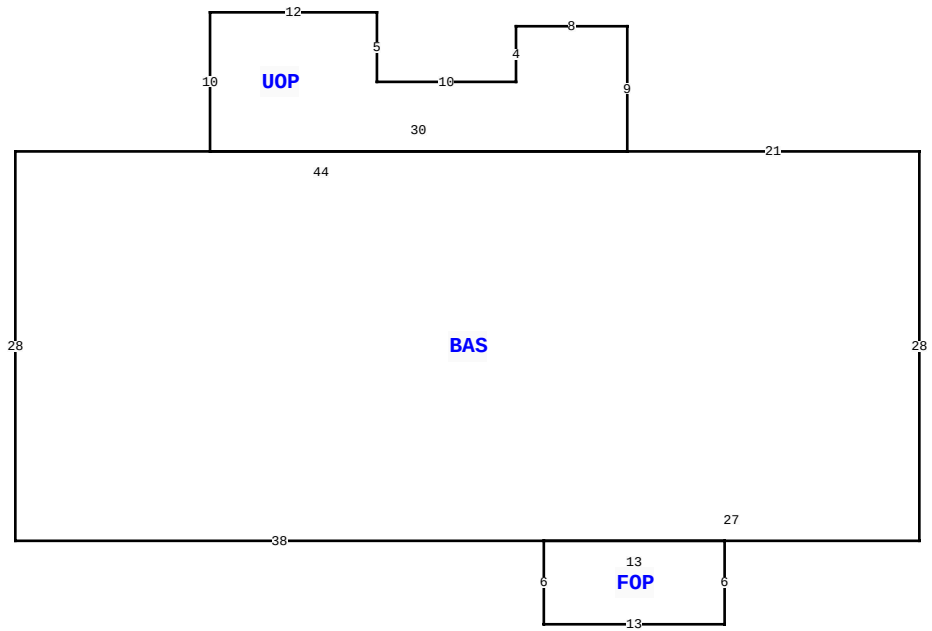
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,820	100		1,820	49,533
FOP	78	35		27	735
UOP	242	25		60	1,633
TOTALS	2,140			1,907	51,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,907	113.4000	68.04	129,752	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2004 Heated Area: 1820 HX Base Yr 2004



807 SW BLAYLOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		51,901
TOTAL MARKET OB/XF VALUE		19,695
TOTAL LAND VALUE - MARKET		90,090
TOTAL MARKET VALUE		161,686
SOH/AGL Deduction		74,259
ASSESSED VALUE		87,427
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,016
TOTAL JUST VALUE		161,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0333	5/16/2016	WD	U	I	34	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: TRACY A & KRISTINE						
1156/0103	7/31/2008	WD	Q	I	02	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: DEAS-BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 UOP= N9 W8 S4 W10 N5 W12 S10 E30$ W44 S28 E38 FOP= S6E13N6 W13$ E27 N28$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	800	
2	0020	BARN,FR	0	100	18	24	432.00	UT	11.00	11.00	75	2003	2003	3	75	3,564	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	8	15	120.00	UT	7.50	7.50	75	2003	2003	3	75	675	
5	0252	LEAN-TO W/	0	100	12	22	264.00	UT	2.00	2.00	70	2003	2003	3	70	370	
6	0294	SHED WOOD/	0	100	12	22	264.00	UT	7.50	7.50	70	2003	2003	3	70	1,386	
7	0260	PAVEMENT-A	0	100	0	0	3,000.00	UT	1.30	1.30	100	2009	2009	3	100	3,900	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
9	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 19,695

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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,090							

REVIEW DATE 09/24/2019 BY KR Total Acres: 10.01 Total Land Value: 90,090 Market: 0 Agricultural: 0 Common: 90,090 PRINTED 03/24/2026 BY SYS