LOT 2 PINEMOUNT MEADOWS S/D

AG 1030-2591, WD 1277-1485, 1486

BRETT SHIRLEY ANN MEADS
507 SW BLANTON LN
LAKE CITY, FL 32024

2027

14-4S-15-00363-202

BUILDING CHARACTERISTICS

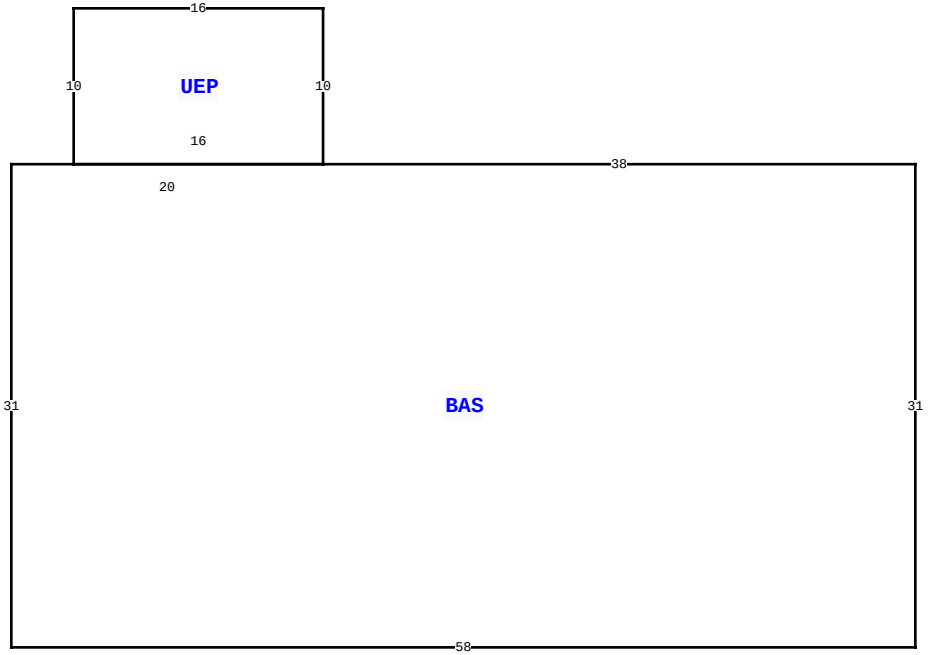
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	14415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100		1,798	150,465
UEP	160	70		112	9,373
TOTALS	1,958			1,910	159,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,910	113.9000	105.93	202,326	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2016 Heated Area: 1798 HX Base Yr 2016



507 SW BLANTON LN, LAKE CITY

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

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	0296	SHED METAL	0	100	12	24	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
2	0210	GARAGE U	0	100	52	28	1,456.00	UT	11.00	11.00	100	2016	2016	3	100	16,016	
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	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	159,838
TOTAL MARKET OB/XF VALUE	25,016
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	239,854
SOH/AGL Deduction	103,061
ASSESSED VALUE	136,793
TOTAL EXEMPTION VALUE	HX HB WX SX 106,411
BASE TAXABLE VALUE	30,382
TOTAL JUST VALUE	239,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32460	M H	720	11/07/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/603	10/06/2026	LE	U	I	14	100
GRANTOR: BRETT SHIRLEY ANN MEA						
GRANTEE: BRETT SHIRLEY ANN M						
1577/441	9/10/2026	PB	U	I	18	0
GRANTOR: BRETT WILLIAM A						
GRANTEE: BRETT SHIRLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UEP= N10 W16 S10 E16$ W20 S31 E58 N31$.

LAND DESCRIPTION

TOTAL OB/XF 25,016

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/30/2024 BY KS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS