LOT 9 BLK A PINEMOUNT HEIGHTS S/
352.25 FT THEREOF.

P & S PROPERTIES OF LAKE CITY, LLC
434 NW MULE WAY
LAKE CITY, FL 32055

2027

14-4S-15-00367-109

BUILDING CHARACTERISTICS

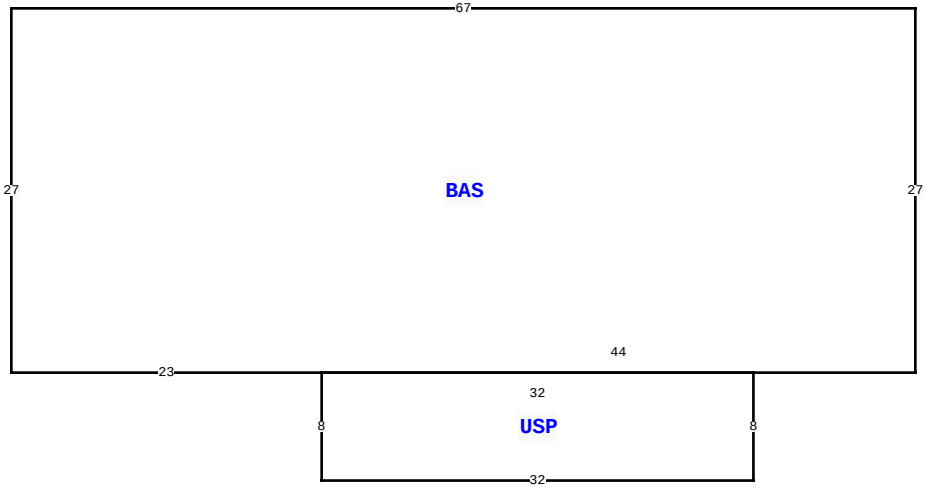
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	14415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100		1,809	50,319
USP	256	35		90	2,504
TOTALS	2,065			1,899	52,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,899	115.9000	69.54	132,056	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1809 HX Base Yr 1997



842 SW BLANTON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	900.00	900.00	75	2013	2013	3	75	675	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		52,822
TOTAL MARKET OB/XF VALUE		9,825
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		87,647
SOH/AGL Deduction		32,772
ASSESSED VALUE		54,875
TOTAL EXEMPTION VALUE	HX HB	29,875
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		87,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11065	M H	125	04/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2707	7/03/2026	WD	Q	I	01	100,000
GRANTOR: PHILLIPS JUNE M						
GRANTEE: P & S PROPERTIES OF						
1314/2050	5/10/2016	WD	U	I	11	100
GRANTOR: JUNE M PHILLIPS & VIC						
GRANTEE: JUNE M PHILLIPS & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W67 S27 E23 E44 N27 $
USP=[ORIG=-44,27] S8 E32 N8 W32 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,825

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	0102	C	SFR/MH	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							

REVIEW DATE 10/26/2026 BY TP Total Acres: 2.49 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS