LOT 13 BLK A PINEMOUNT HEIGHTS S
812-233, 881-1540, WD 1291-1208,

MCCAUGHAN JAMES WARREN
803 SW BLANTON LN
LAKE CITY, FL 32024

2027

14-4S-15-00367-113

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 01

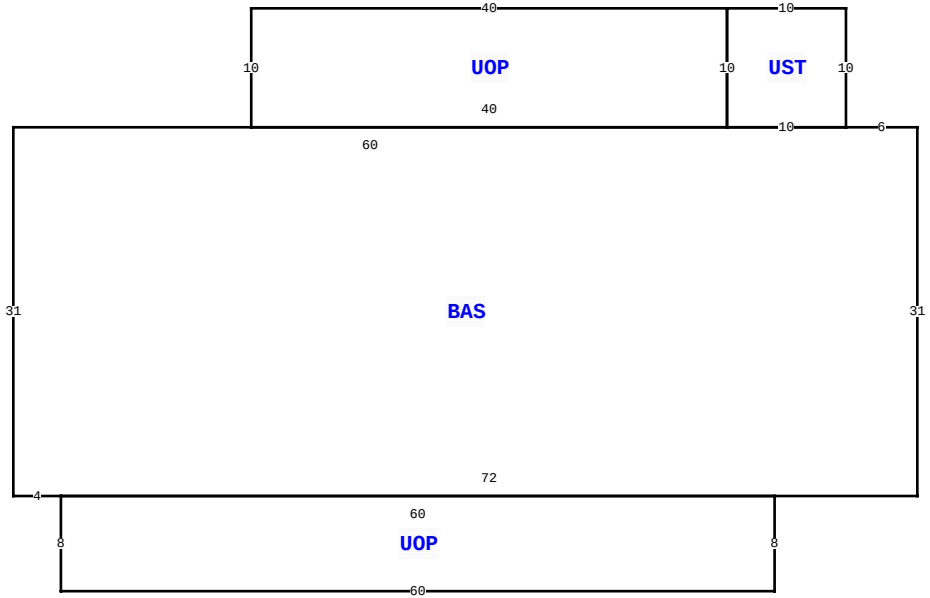
NEIGHBORHOOD/LOC 14415.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	68,079
UOP	400	25		100	2,890
UOP	480	25		120	3,468
UST	100	45		45	1,300
TOTALS	3,336			2,621	75,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,621	120.4000	72.24	189,341	2000	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 2356 HX Base Yr 2019



843 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	0294	SHED WOOD/	0	100	10	15	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
2	0040	BARN,POLE	0	100	24	36	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,200	
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	24	24	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,880	
5	0060	CARPORT F	0	100	24	24	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,880	
6	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
7	0296	SHED METAL	0	100	18	20	360.00	UT	7.00	7.00	100	2005	2005	3	100	2,520	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	75,736
TOTAL MARKET OB/XF VALUE	18,380
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	149,116
SOH/AGL Deduction	34,161
ASSESSED VALUE	114,955
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	63,544
TOTAL JUST VALUE	149,116
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15745	M H	125	07/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/456	6/11/2021	QC	U	I	11	100
GRANTOR: MCCAUGHAN JAMES WARRE						
GRANTEE: MCCAUGHAN JAMES WAR						
1342/1375	8/09/2017	WD	Q	I	01	120,000
GRANTOR: DENNIS M & MARJORIE A						
GRANTEE: JAMES WARREN & AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UST= N10 W10 S10 E10$ W10 UOP= N10 W40 S10 E40$ W60 S31 E4 UOP= S8 E60 N8 W60$ E72 N31$.

LAND DESCRIPTION

TOTAL OB/XF 18,380

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 JB Total Acres: 5.04 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS