SW1/4 OF NW1/4 OF SW1/4.

569-627, 594-626, 845-261, QC 11

BLANKS MARION
1916 NW OMAR TER
LAKE CITY, FL 32055

2026

16-1S-17-04527-000

BUILDING CHARACTERISTICS

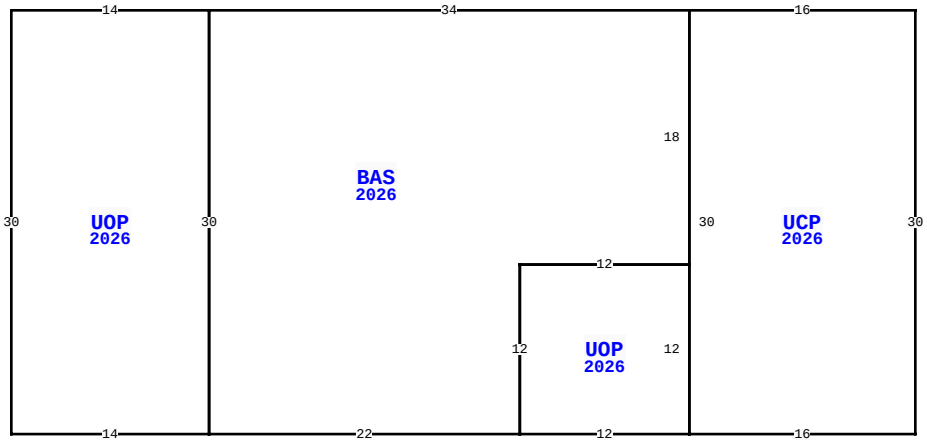
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	16117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100	2026	876	96,071
UCP	480	20	2026	96	10,528
UOP	144	20	2026	29	3,180
UOP	420	20	2026	84	9,212
TOTALS	1,920			1,085	118,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,085	97.9200	109.67	118,992	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 876 HX Base Yr



1916 NE OMAR TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,992
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		138,130
SOH/AGL Deduction		0
ASSESSED VALUE		138,130
TOTAL EXEMPTION VALUE	VX	5,000
BASE TAXABLE VALUE		133,130
TOTAL JUST VALUE		155,992
NCON VALUE		118,992
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		37,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1493/81	5/25/2023	LE	U	V	14	100
GRANTOR: BLANKS MARION (ENH LI						
GRANTEE: BLANKS DAVID N (RMD						
1476/2738	7/02/2022	QC	U	I	11	100
GRANTOR: CUCHENS APRIL K						
GRANTEE: BLANKS MARION						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2026;ORIG=-51,10] E14 S30 W14 N30 $
BAS=[YR=2026;ORIG=-3,10] W34 S30 E22 N12 E12 N18 $
UOP=[YR=2026;ORIG=-15,28] E12 S12 W12 N12 $
UCP=[YR=2026;ORIG=-3,10] E16 S30 W16 N30 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0100	C	SFR	0					3.62	AC		1.00	1.00	1.00	3,000.00	3,000.00	10,860							
2	6200	A	PASTURE 3	0					4.26	AC		1.00	1.00	1.00	280.00	280.00	1,193							
3	5910	A	SWAMP/CYPRES	0					2.12	AC		1.00	1.00	1.00	40.00	40.00	85							
4	9910	M	MKT.VAL.AG	0					6.38	AC		1.00	1.00	1.00	3,000.00	3,000.00	19,140							

REVIEW DATE 12/28/2025 BY HC Total Acres: 10.00 Total Land Value: 12,138 Market: 19,140 Agricultural: 1,278 Common: 10,860 PRINTED 03/30/2026 BY SYS