

COMM SE COR OF SEC, N 1325.43 FT
 995.99 FT, W 657.55 FT TO W LINE
 E1/2 OF SE1/4, S 996.99 FT, E 65

BLANKS MARION
 1916 NW OMAR TER
 LAKE CITY, FL 32055

2026

17-1S-17-04531-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 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	
Architctual Units	01	CONV 100	0 100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	17117.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		24,593

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	924	110.9000	66.54	61,483	1989	1989	0	0	60.00	40.00														
1 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr																									
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/18/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/18/2026	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			24,593
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			97,760
TOTAL MARKET VALUE			61,730
SOH/AGL Deduction			2,201
ASSESSED VALUE			59,529
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			59,529
TOTAL JUST VALUE			129,353
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27037	M H	470	05/22/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/81	5/25/2023	LE U		I	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						

EXTRA FEATURES																
L N	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	

TOTAL OB/XF														7,000			
2090 NE OMAR TER, LAKE CITY																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W66 S14 E66 N14\$.													

LAND DESCRIPTION														TOTAL OB/XF				7,000						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	4.26	AC		1.00	1.00	1.00	6,500.00	6,500.00	27,690							
2	6200	A	PASTURE 3	0					8.40	AC		1.00	1.00	1.00	280.00	280.00	2,352							
3	5910	A	SWAMP/CYPRES	0					2.38	AC		1.00	1.00	1.00	40.00	40.00	95							
4	9910	M	MKT.VAL.AG	0					10.78	AC		1.00	1.00	1.00	6,500.00	6,500.00	70,070							