LOT 6 FIVE POINTS ACRES S/D UNIT
452-104, 818-1678,1680, DC 1430-

BLANKENSHIP JAMES H II/BLANKENSHIP SHERRY R
768 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2027

17-3S-17-04967-146

BUILDING CHARACTERISTICS

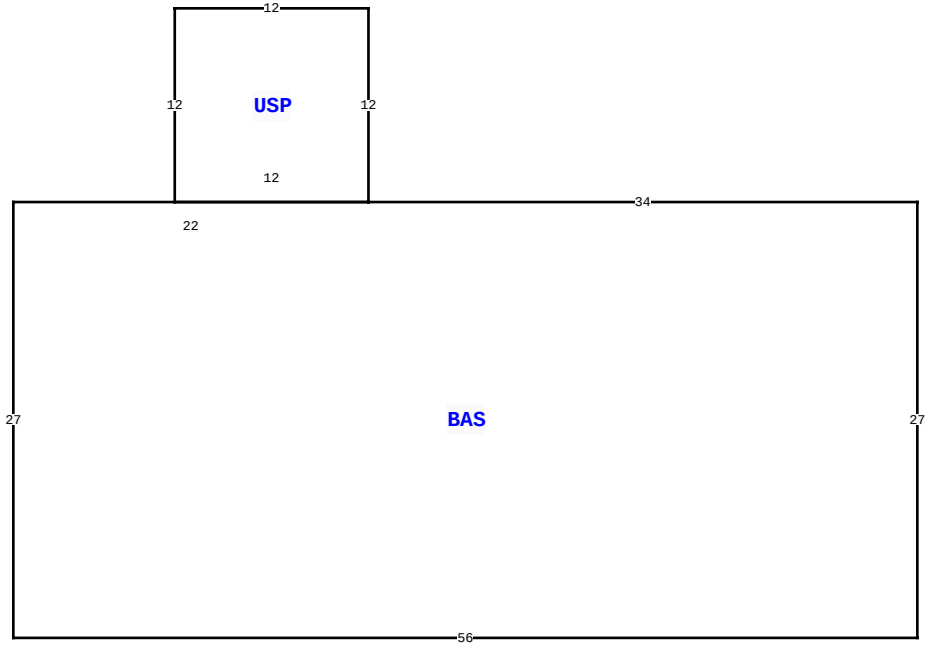
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	41,332
USP	144	35		50	1,367
TOTALS	1,656			1,562	42,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,562	113.9000	68.34	106,747	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1512 HX Base Yr



858 NE COLVIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	900	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	42,699
TOTAL MARKET OB/XF VALUE	10,100
TOTAL LAND VALUE - MARKET	23,860
TOTAL MARKET VALUE	76,659
SOH/AGL Deduction	0
ASSESSED VALUE	76,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,659
TOTAL JUST VALUE	76,659
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11012	M H	125	04/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/1483	5/05/2025	WD	U	I	30	24,000
GRANTOR: TURNER PAUL DOUGLAS						
GRANTEE: BLANKENSHIP JAMES H						
1527/489	11/08/2024	WD	Q	I	01	15,000
GRANTOR: BLANKENSHIP DONNY						
GRANTEE: BLANKENSHIP JAMES H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 USP= N12 W12 S12 E12$ W22 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	0.70	8,500.00	5,950.00	23,860							

REVIEW DATE 08/13/2015 BY DF Total Acres: 4.01 Total Land Value: 23,860 Market: 0 Agricultural: 0 Common: 23,860 PRINTED 11/17/2026 BY SYS