LOTS 15 & 16 BLOCK 6 BOULEVARD P
434-149, TD 1313-266, TD 1380-16

BLACKIE KEITH/BLACKIE MARY
2031 SW FALLON LN
LAKE CITY, FL 32025

2026

20-3S-17-05499-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

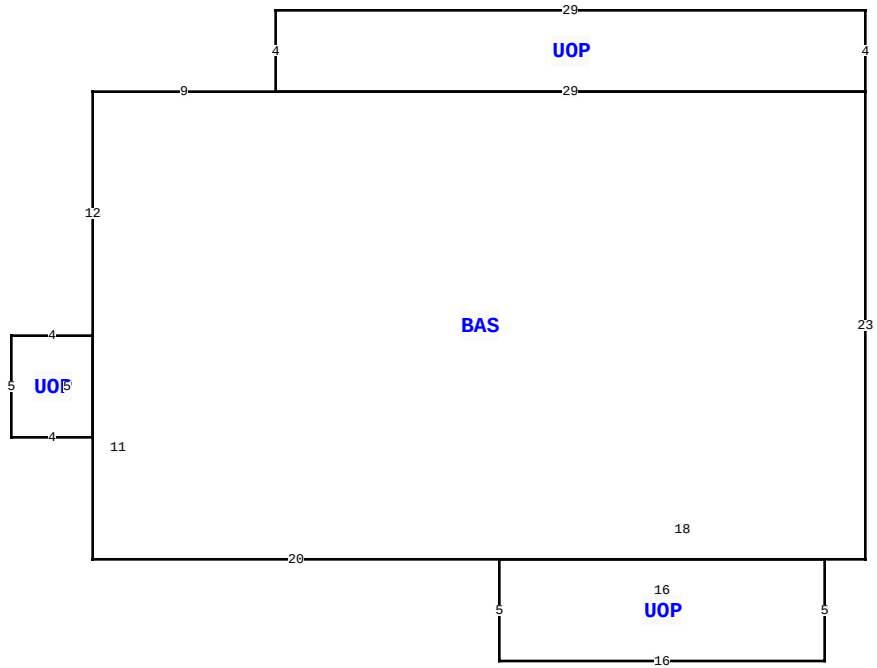
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	874	100		874	47,380
UOP	20	20		4	217
UOP	80	20		16	867
UOP	116	20		23	1,247
TOTALS	1,090			917	49,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	917	74.4682	83.40	76,478	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 874 HX Base Yr



1620 NW OAKLAND AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	49,711
TOTAL MARKET OB/XF VALUE	353
TOTAL LAND VALUE - MARKET	5,000
TOTAL MARKET VALUE	55,064
SOH/AGL Deduction	0
ASSESSED VALUE	55,064
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,064
TOTAL JUST VALUE	55,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1380/1678	3/18/2019	TD	U	I	18	5,200
GRANTOR: CLERK OF COURT						
GRANTEE: KEITH & MARY BLACKI						
1313/0266	4/13/2016	TD	U	I	18	4,100
GRANTOR: CLERK OF COURT (RHODE						
GRANTEE: MATS CAPITAL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S12 UOP= W4 S5 E4 N5$ S11 E20 UOP= S5 E16 N5 W16$ E18 N23 UOP= N4 W29 S4 E29$ W29$.

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	0	0	0	441.00	UT	0.80	0.80	100	0	0	3	100	353	

LAND DESCRIPTION

TOTAL OB/XF 353

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			0.00	0.00	2.00	LT		1.00	1.00	1.00	2,500.00	2,500.00	5,000							

REVIEW DATE 09/02/2015 BY DF Total Acres: 0.30 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 03/25/2026 BY SYS