LOT 6 BLAINE ESTATES PHASE 1.

ORB 950-2361. WD 1070-2011. WD 1

SHAFFNER JANIE E
104 SW BUCHANAN DR
LAKE CITY, FL 32024

2027

22-4S-16-03090-106

BUILDING CHARACTERISTICS

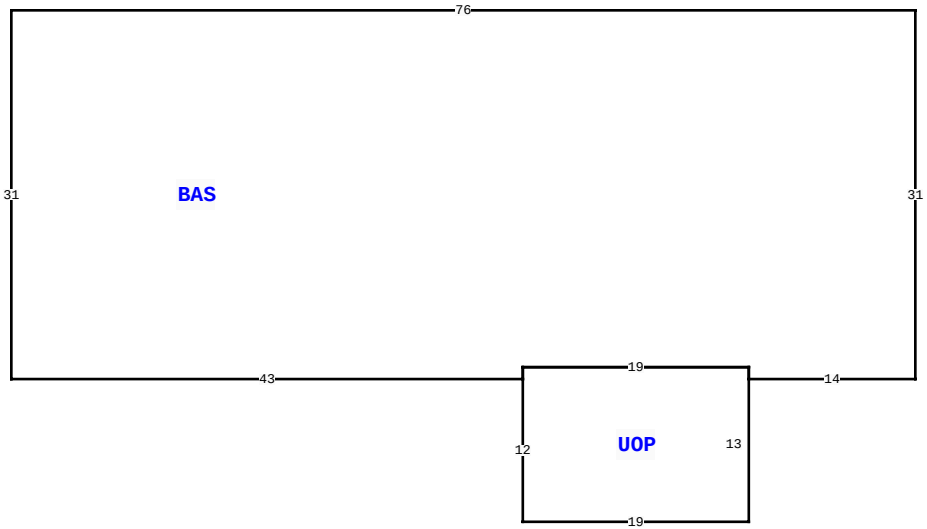
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	22416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,337	100		2,337	136,157
UOP	247	25		62	3,612
TOTALS	2,584			2,399	139,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,399	113.9000	105.93	254,126	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2013 Heated Area: 2337 HX Base Yr 2013



104 SW BUCHANAN DR, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	12	16	192.00	UT	14.00	14.00	75	2007	2007	3	75	2,016	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		139,769
TOTAL MARKET OB/XF VALUE		9,016
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		171,285
SOH/AGL Deduction		79,093
ASSESSED VALUE		92,192
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,781
TOTAL JUST VALUE		171,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19434	M H	125	04/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/1357	11/30/2012	WD	U	I	11	100
GRANTOR: PATRICIA A DOLAMORE						
GRANTEE: JANIE E SHAFFNER						
1229/2232	2/13/2012	WD	U	I	12	50,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: PATRICIA A DOLAMORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E43 UOP= S12 E19 N13 W19 S1$ N1 E19 S1 E14 N31$.

LAND DESCRIPTION

TOTAL OB/XF 9,016

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/08/2025 BY KS Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS