LOT 9 BLAINE ESTATES PHASE 1.

WD 1040-1461, QC 1112-1958, CT 1

EAGLE ARIELLE M
161 SW BUCHANAN DR
LAKE CITY, FL 32024

2026

22-4S-16-03090-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

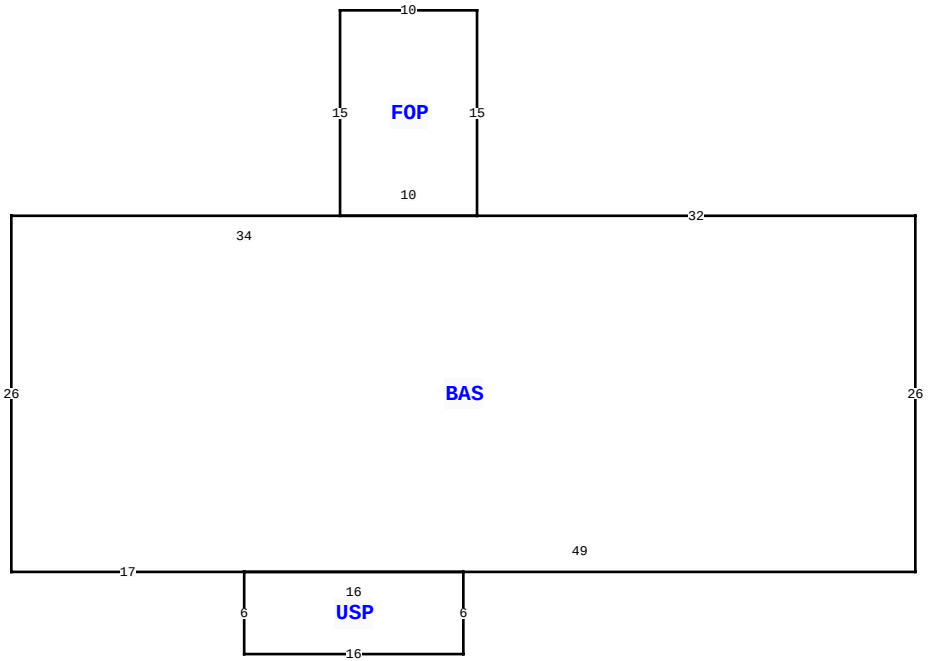
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201	MODULAR 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	1,716	100		1,716	106,697
FOP	150	30		45	2,798
USP	96	35		34	2,114
TOTALS	1,962			1,795	111,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,795	119.0000	113.05	202,925	2005	2005	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2021 Heated Area: 1716 HX Base Yr 2021



161 SW BUCHANAN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,609
TOTAL MARKET OB/XF VALUE		28,780
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		162,889
SOH/AGL Deduction		34,564
ASSESSED VALUE		128,325
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,914
TOTAL JUST VALUE		162,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047690	Roof Replacement	12,500	07/17/2023
23064	M H	250	04/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/1464	4/22/2021	QC	U	I	11	0
GRANTOR: PATRICK MIKEL J						
GRANTEE: EAGLE ARIELLE M						
1331/0963	2/17/2017	WD	Q	I	01	113,000
GRANTOR: SEAN KAVANAGH						
GRANTEE: ARIELLE M EAGLE & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= N15 W10 S15 E10$ W34 S26 E17 USP= S6E16 N6 W16$ E49 N26$.

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	0166	CONC,PAVMT	0	100	0	0	1,860.00	UT	2.00	2.00	50	2005	2005	3	50	1,860	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0060	CARPORT F	0	100	18	20	960.00	UT	4.00	4.00	50	2007	2007	3	50	1,920	
4	0296	SHED METAL	0	100	50	30	1,500.00	UT	12.00	12.00	100	2025	2024		100	18,000	

LAND DESCRIPTION

TOTAL OB/XF 28,780

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	0201	C	MOD HOME	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 JB Total Acres: 1.05 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/12/2026 BY SYS