LOT 10 BLAINE ESTATES PHASE 1.
984-154, CT 1283-1626, CT 1314-2

GREEN FAMILY REVOCABLE TRUST DATED JUNE 6, 2017
209 SW BUCHANAN DR
LAKE CITY, FL 32024

2027

22-4S-16-03090-110

BUILDING CHARACTERISTICS

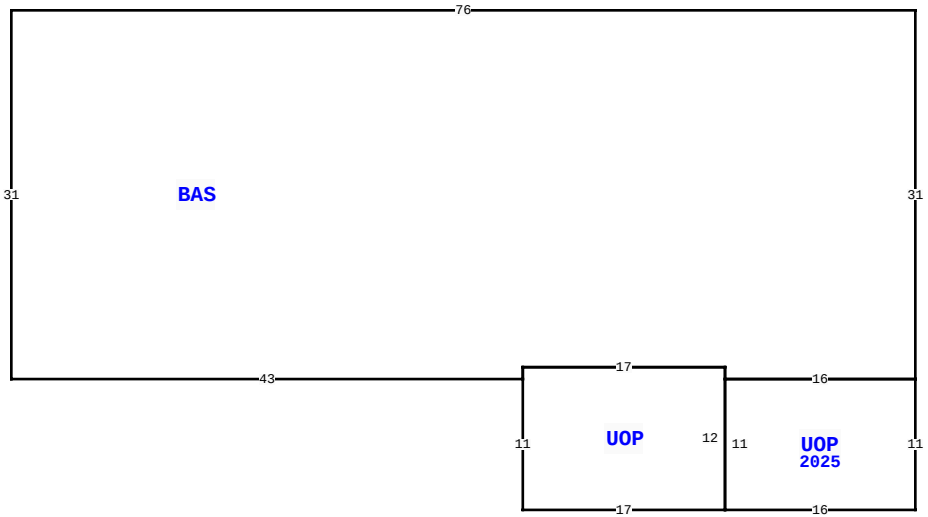
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	2,339	100		2,339	172,073
UOP	204	25		51	3,752
UOP	176	25	2025	44	3,237
TOTALS	2,719			2,434	179,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,434	117.9000	113.18	275,480	2003	2010	0	0	0	35.00	65.00

1 MANUF 2 100% - 2024 Heated Area: 2339 HX Base Yr 2024



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

209 SW BUCHANAN DR, LAKE CITY

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	10	130	1,300.00	UT	3.00	3.00	60	2007	2007	3	60	2,340	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	179,062
TOTAL MARKET OB/XF VALUE	19,040
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	220,602
SOH/AGL Deduction	49,713
ASSESSED VALUE	170,889
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	119,478
TOTAL JUST VALUE	220,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047579	Roof Replacement	9,700	06/30/2023
20652	M H	125	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1423	6/22/2023	WD	Q	I	01	245,000
GRANTOR: RUDD MARGARET A						
GRANTEE: GREEN FAMILY REVOCA						
1352/1772	1/31/2018	WD	Q	I	01	90,000
GRANTOR: ROBIN OTTEN						
GRANTEE: MARGARET A RUDD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S31 E43 N1 E17 S1 E16 N31 $
UOP=[ORIG=-33,31] S11 E17 N12 W17 S1 $
UOP=[YR=2025;ORIG=-16,31] E16 S11 W16 N11 $
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LAND DESCRIPTION

TOTAL OB/XF 19,040

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 JB Total Acres: 1.05 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS