LOT 11 BLAINE ESTATES PHASE 1.
WD 1388-2333

WELCH RASHAAD DEVON/TAYLOR JANEASHA M
251 SW BUCHANAN DR
LAKE CITY, FL 32024

2027

22-4S-16-03090-111

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
Units		0 100
Quality	05	05

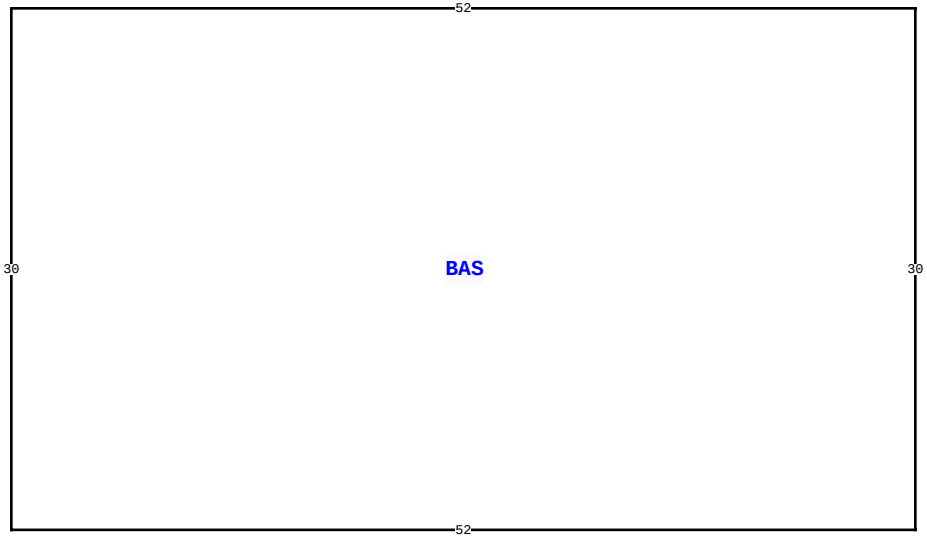
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 22416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	147,073
TOTALS	1,560			1,560	147,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	113.9000	105.93	165,251	2020	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2020 Heated Area: 1560 HX Base Yr 2020



251 SW BUCHANAN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	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		147,073
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		176,573
SOH/AGL Deduction		66,359
ASSESSED VALUE		110,214
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,803
TOTAL JUST VALUE		176,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38527	M H	469	08/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/2333	6/25/2019	WD	Q	V	03	12,500

GRANTOR: DANIEL CRAPPS & L JAM
GRANTEE: RASHAAD DEVON WELCH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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