LOT 3 BLOCK 1 BLAINE ESTATES
PHASE 2.

FLEMMING DAN/FLEMMING CAROL
253 SW CELINE CT
LAKE CITY, FL 32025

2027

22-4S-16-03090-123

BUILDING CHARACTERISTICS

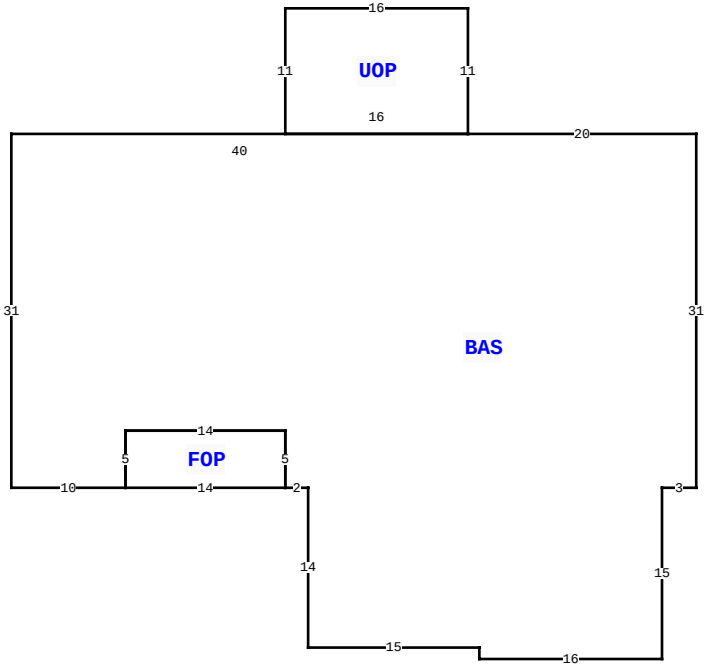
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,240	100		2,240	132,798
FOP	70	35		24	1,423
UOP	176	25		44	2,609
TOTALS	2,486			2,308	136,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,308	115.9000	107.79	248,779	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 2240 HX Base Yr 2006



253 SW CELINE CT, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	5.00	5.00	100	2005	2005	3	100	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	10	24	240.00	UT	2.50	2.50	100	2007	2007	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,828
TOTAL MARKET OB/XF VALUE		10,440
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		169,768
SOH/AGL Deduction		70,600
ASSESSED VALUE		99,168
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		47,757
TOTAL JUST VALUE		169,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22913	M H	0	03/16/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1040/1467	3/04/2005	WD	Q	V		18,500

GRANTOR: CRAPPS & CHERRY

GRANTEE: DAN & CAROL FLEMMIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N11 W16 S11 E16$ W40 S31 E10 FOP= E14 N5 W14 S5$ N5 E14 S5 E2 S14 E15 S1 E16 N15 E3 N31$.

LAND DESCRIPTION

TOTAL OB/XF 10,440

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 04/04/2025 BY KS Total Acres: 1.01 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS