LOT 2 BLOCK 2 BLAINE ESTATES
PHASE 2

BEAN CHARLES ROBERT
435 SW BUCHANAN DR
LAKE CITY, FL 32024

2027

22-4S-16-03090-132

BUILDING CHARACTERISTICS

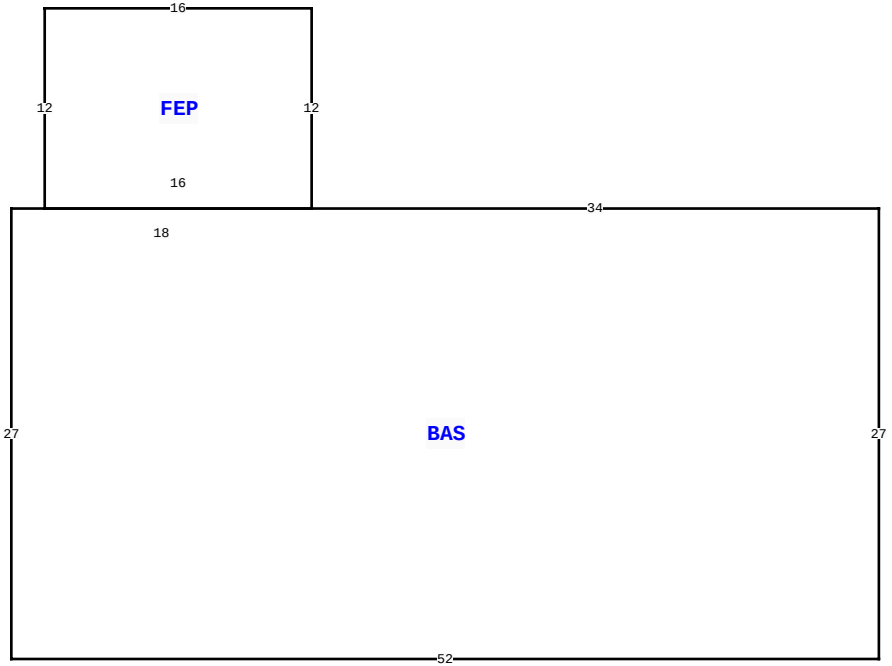
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,404	100		1,404	81,799
FEP	192	85		163	9,497
TOTALS	1,596			1,567	91,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,567	113.9000	105.93	165,992	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2014 Heated Area: 1404 HX Base Yr 2014



435 SW BUCHANAN DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		91,296
TOTAL MARKET OB/XF VALUE		14,398
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		128,194
SOH/AGL Deduction		46,476
ASSESSED VALUE		81,718
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,307
TOTAL JUST VALUE		128,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22902	M H	0	03/11/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1242/1067	9/28/2012	WD	Q	I	01	81,000
GRANTOR: JOSEPH W & ANNA DELIA						
GRANTEE: CHARLES ROBERT BEAN						
1039/0965	2/23/2005	WD	Q	V		18,500
GRANTOR: CRAPPS & CHERRY AS TR						
GRANTEE: JOSEPH & ANNA DELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 FEP= N12 W16 S12 E16$ W18 S27 E52 N27$.

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	24	288.00	UT	5.00	5.00	100	2005	2005	3	100	1,440	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	18	28	504.00	UT	11.00	11.00	75	2014	2014	3	75	4,158	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 14,398

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