LOT 3 BLOCK 2 BLAINE ESTATES PHA
WD 1053-2009, WD 1539-1566, LE 1

EICHMAN PRESTON ALLAN/EICHMAN ROSSANA DE SOUZA
473 SW BUCHANAN DR
LAKE CITY, FL 32024

2027

22-4S-16-03090-133

BUILDING CHARACTERISTICS

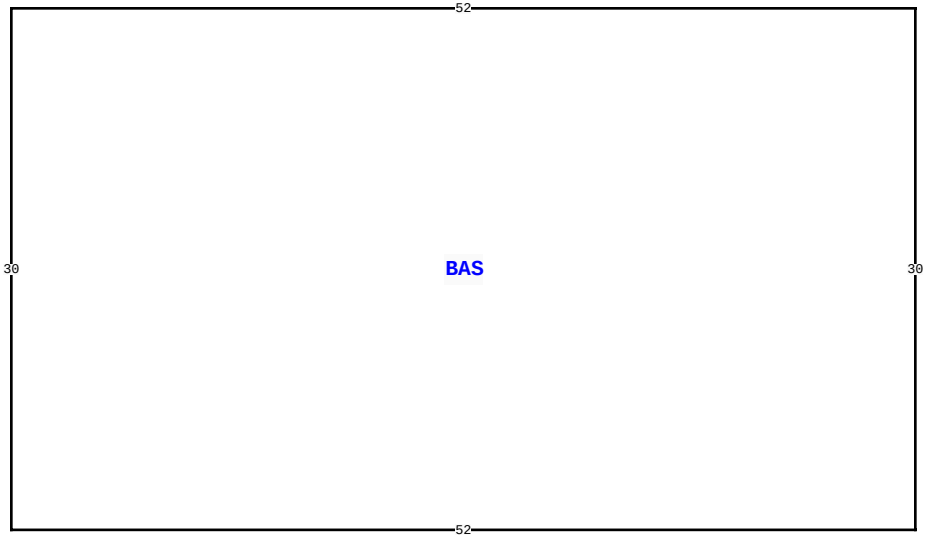
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,560	100		1,560	110,810
TOTALS	1,560			1,560	110,810

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	117.5000	109.28	170,477	2006	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2026 Heated Area: 1560 HX Base Yr 2026



473 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	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	60	2007	2007	3	60	1,296	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
5	0080	DECKING	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
6	0080	DECKING	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		110,810
TOTAL MARKET OB/XF VALUE		16,296
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		149,606
SOH/AGL Deduction		41,685
ASSESSED VALUE		107,921
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		51,510
TOTAL JUST VALUE		149,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23596	M H	0	09/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/2324	9/30/2026	LE	U	I	14	100
GRANTOR: EICHMAN PRESTON ALLAN						
GRANTEE: EICHMAN PRESTON ALL						
1539/1566	5/02/2025	WD	Q	I	01	220,000
GRANTOR: FISCHER FRANK						
GRANTEE: EICHMAN PRESTON ALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

LAND DESCRIPTION

TOTAL OB/XF 16,296

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 07/31/2025 BY TP Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS