LOT 6 BLOCK 2 BLAINE ESTATES PHA
WD 1039-1531, PB 1512-1608, PB 1

OSWALD CATHARINA
581 SW BUCHANAN DR
LAKE CITY, FL 32024

2027

22-4S-16-03090-136

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	13	LAM/VNLPLK 100
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

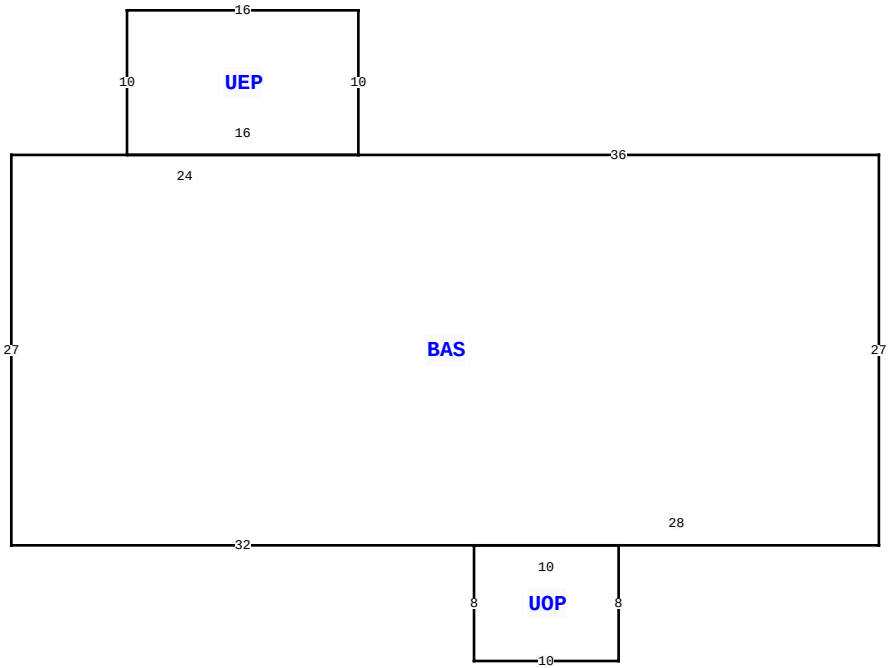
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 22416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	139,255
UEP	160	70		112	9,628
UOP	80	25		20	1,719
TOTALS	1,860			1,752	150,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,752	117.0000	108.81	190,635	1999	2015	0	0	0	21.00	79.00

1 MANUF 1 0% - 2026 Heated Area: 1620 HX Base Yr



581 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	150.00	UT	7.50	7.50	100	2007	2007	3	100	1,125	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	10	12	120.00	UT	14.00	14.00	60	2007	2007	3	60	1,008	
5	0081	DECKING WI	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	150,602
TOTAL MARKET OB/XF VALUE	10,833
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	183,935
SOH/AGL Deduction	0
ASSESSED VALUE	183,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,935
TOTAL JUST VALUE	183,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23187	M H	322	05/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/2168	9/30/2025	WD	U	I	41	241,500
GRANTOR: KWS PROPERTIES LLC						
GRANTEE: OSWALD CATHARINA						
1523/1941	9/12/2024	WD	U	I	39	70,000
GRANTOR: QUARLES KAYLA						
GRANTEE: KWS PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UEP= N10 W16 S10 E16$ W24 S27 E32 UOP= S8 E10 N8 W10$ E28 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,833

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	0		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 01/22/2026 BY TP Total Acres: 1.01 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS