LOT 7 BLOCK 2 BLAINE ESTATES PHA

WD 1008-1107, WD 1093-2323, WD 1

BECHARD MICHAEL J/BECHARD JULIA R
592 SW BUCHANAN DR
LAKE CITY, FL 32024-4243

2027

22-4S-16-03090-137

BUILDING CHARACTERISTICS

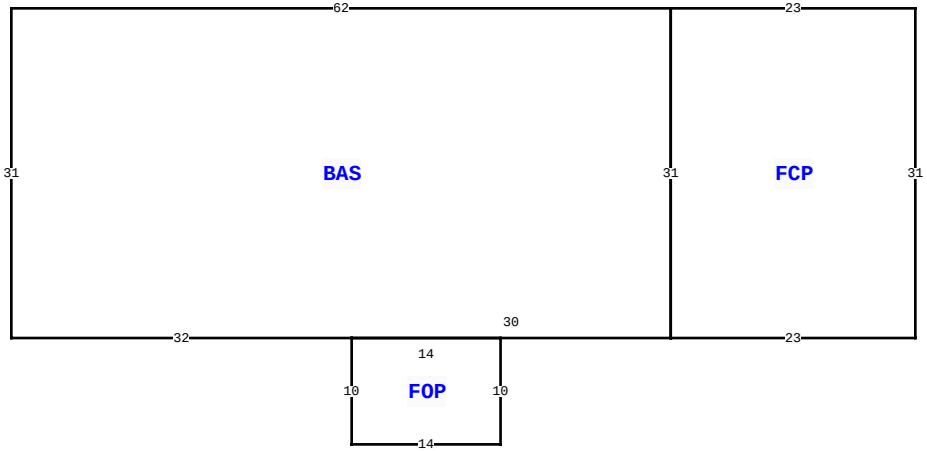
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,922	100		1,922	169,666
FCP	713	25		178	15,713
FOP	140	35		49	4,325
TOTALS	2,775			2,149	189,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,149	113.0000	105.09	225,838	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2018 Heated Area: 1922 HX Base Yr 2018



592 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	0296	SHED METAL	0	100	18	25	450.00	UT	9.00	9.00	100	2017	2017	3	100	4,050	
2	0252	LEAN-TO W/	0	100	12	25	300.00	UT	1.50	1.50	100	2017	2017	3	100	450	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
5	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
6	0070	CARPORT UF	0	100	20	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		189,704
TOTAL MARKET OB/XF VALUE		23,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		235,204
SOH/AGL Deduction		99,595
ASSESSED VALUE		135,609
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,198
TOTAL JUST VALUE		235,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052794	Additions	16,000	04/02/2025
40706	GENERATOR	0	10/14/2020
35379	M H	525	06/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/0330	12/08/2016	WD	Q	V	01	21,000
GRANTOR: LINDA A PEACOCK						
GRANTEE: MICHAEL J & JULIA R						
1093/2323	8/17/2006	WD	Q	V		42,500
GRANTOR: ROBERT & DARLENE JOHN						
GRANTEE: LINDA A PEACOCK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S31 E32 FOP= S10 E14 N10 W14$ E30 FCP= E23 N31 W23 S31$ N31$.

LAND DESCRIPTION

TOTAL OB/XF 23,000

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 04/04/2025 BY KS Total Acres: 1.13 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS