LOT 12 BLOCK 2 BLAINE ESTATES PH
WD 1033-2173, WD 1183-483, DC 13

WILLIAMS JAMES P/WILLIAMS VANESSA J
390 SW BUCHANAN DR
LAKE CITY, FL 32024

2027

22-4S-16-03090-142

BUILDING CHARACTERISTICS

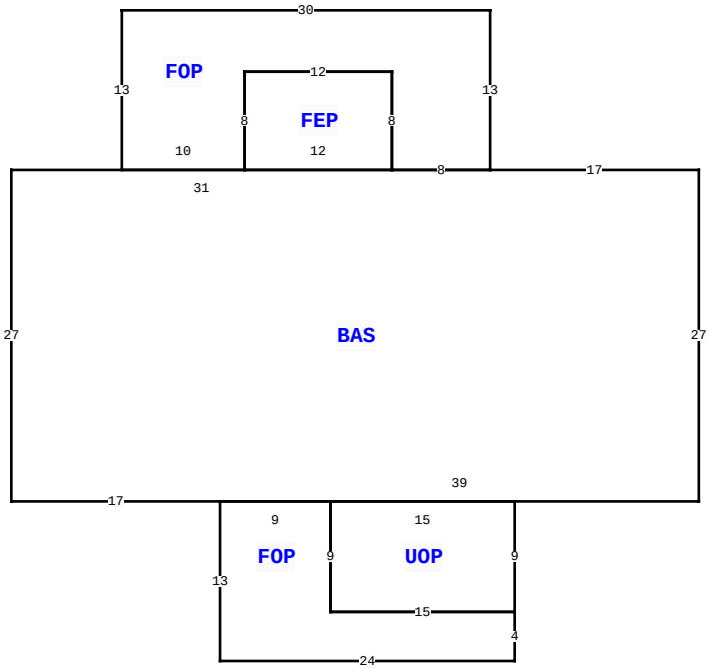
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,512	100		1,512	91,875
FEP	96	85		82	4,982
FOP	177	35		62	3,768
FOP	294	35		103	6,258
UOP	135	25		34	2,066
TOTALS	2,214			1,793	108,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,793	118.8000	110.48	198,091	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 1512 HX Base Yr 2021



390 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	0060	CARPORT F	0	100	12	25	300.00	UT	5.00	5.00	100	2007	2007	3	100	1,500	
2	0210	GARAGE U	0	100	25	18	450.00	UT	18.00	18.00	100	2007	2007	3	100	8,100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	640.00	UT	3.00	3.00	100	2007	2007	3	100	1,920	
5	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	108,950
TOTAL MARKET OB/XF VALUE	22,600
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	154,050
SOH/AGL Deduction	37,034
ASSESSED VALUE	117,016
TOTAL EXEMPTION VALUE	VX HX HB 56,411
BASE TAXABLE VALUE	60,605
TOTAL JUST VALUE	154,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23043	M H	365	04/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1289	8/14/2020	WD	Q	I	01	150,000
GRANTOR: WILLIAM N WHIPKEY						
GRANTEE: JAMES P & VANESSA J						
1183/0483	10/27/2009	WD	Q	I	01	104,000
GRANTOR: RAYFORD & DELVINE RAY						
GRANTEE: WILLIAM N & GABRIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N13 W30 S13 E10 N8 E12 S8 E8$ W8 FEP= N8 W12 S8 E12$ W31 S27 E17 FOP= S13 E24 N4 UOP= N9 W15 S9 E15$ W15 N9 W9$ E39 N27$.

LAND DESCRIPTION

TOTAL OB/XF 22,600

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 04/08/2025 BY KS Total Acres: 1.04 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS