LOT 10 BLAINE ESTATES PHASE 3.

WD 1130-1477, WD 1244-2432, WD 1

SARGENT WILLIAM
409 SW JANUARY DR
LAKE CITY, FL 32024

2027

22-4S-16-03090-310

BUILDING CHARACTERISTICS

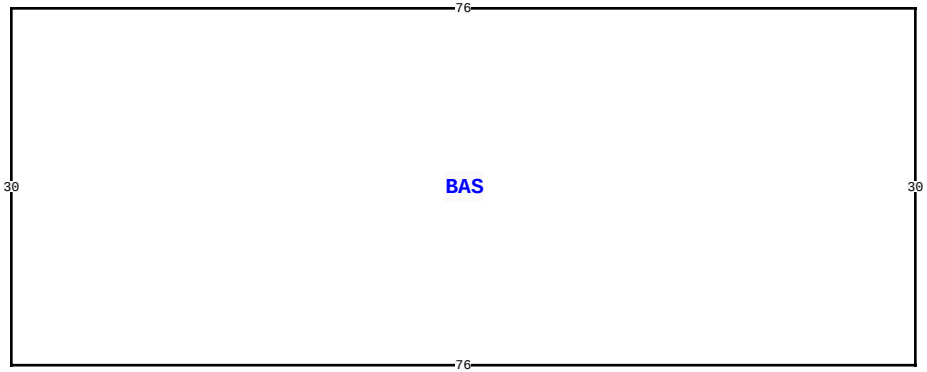
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	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	2,280	100		2,280	146,971
TOTALS	2,280			2,280	146,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	119.5000	111.14	253,399	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2019 Heated Area: 2280 HX Base Yr 2019



409 SW JANUARY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,971
TOTAL MARKET OB/XF VALUE		18,400
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		187,871
SOH/AGL Deduction		57,837
ASSESSED VALUE		130,034
TOTAL EXEMPTION VALUE	HX HB DX SX	106,411
BASE TAXABLE VALUE		23,623
TOTAL JUST VALUE		187,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39153	MAINT/ALTR	0	01/15/2020
26255	M H	322	09/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1047	2/11/2020	LE	U	I	14	100
GRANTOR: WILLIAM SARGENT (ENH						
GRANTEE: BARBARA D SARGENT (						
1361/2447	5/30/2018	WD	Q	I	01	124,000
GRANTOR: WILLIAM J & LORRAINE						
GRANTEE: WILLIAM SARGENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
10	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	6,800	

LAND DESCRIPTION

TOTAL OB/XF 18,400

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