LOT 11 BLAINE ESTATES PHASE 3.
WD 1173-408, WD 1213-1770, QC 12

KAVANAGH KATHRYN ANN
449 SW JANUARY DR
LAKE CITY, FL 32024

2026

22-4S-16-03090-311

BUILDING CHARACTERISTICS

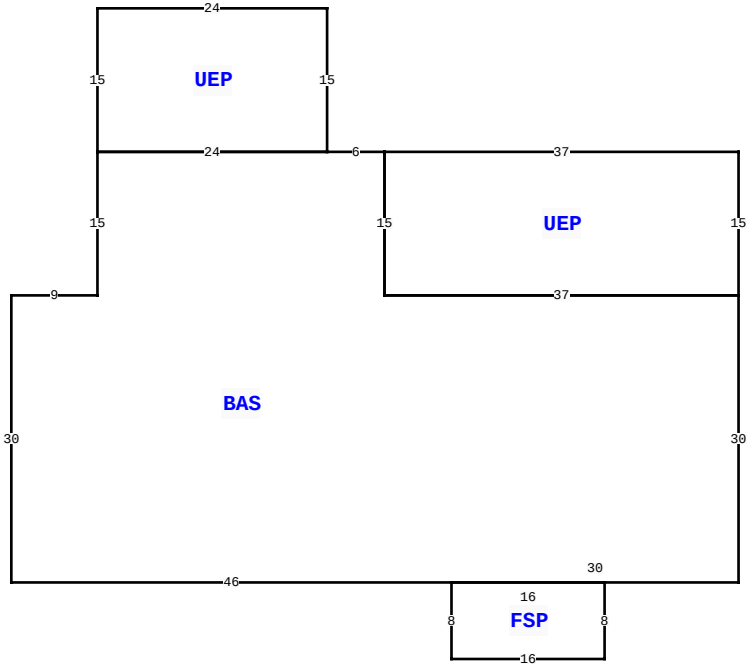
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	2,730	100		2,730	181,435
FSP	128	40		51	3,389
UEP	360	70		252	16,748
UEP	555	70		388	25,787
TOTALS	3,773			3,421	227,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	3,421	115.9000	108.95	372,718	2010	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2010 Heated Area: 2730 HX Base Yr 2010



449 SW JANUARY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	227,358
TOTAL MARKET OB/XF VALUE	23,070
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	272,928
SOH/AGL Deduction	107,031
ASSESSED VALUE	165,897
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	114,486
TOTAL JUST VALUE	272,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044997	Roof Replacement	19,695	07/20/2022
27870	M H	518	06/11/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/2407	6/05/2015	QC	U	I	11	100
GRANTOR: KATHRYN A KAVANAGH						
GRANTEE: KATHRYN ANN KAVANAG						
1213/1770	4/26/2011	WD	U	I	11	100
GRANTOR: KATHRYN ANN KAVANAGH						
GRANTEE: KATHRYN ANN & SEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UEP= N15 W24 S15 E24$ W24 S15 W9 S30 E46 FSP= S8 E16 N8 W16$ E30 N30 UEP= N15 W37 S15 E37$ W37 N15$.

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	0070	CARPORT UF	0	100	23	24	552.00	UT	3.50	3.50	100	2009	2009	3	100	1,932	
2	0031	BARN,MT AE	0	100	23	34	552.00	UT	10.00	10.00	100	2009	2009	3	100	5,520	
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	12	134	1,608.00	UT	2.25	2.25	100	2009	2009	3	100	3,618	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
10	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 22,970

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 06/26/2026 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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

REVIEW DATE 04/08/2025 BY KS — Total Acres: 1.00 — Total Land Value: 22,500 — Market: 0 — Agricultural: 0 — Common: 22,500 — PRINTED 06/26/2026 BY SYS