LOT 14 BLAINE ESTATES PHASE 3.

WD 1107-1000, WD 1352-851, WD 14

KILBY SHANA BRIANNE BALL
159 SW MEREDITH LN
LAKE CITY, FL 32024

2027

22-4S-16-03090-314

BUILDING CHARACTERISTICS

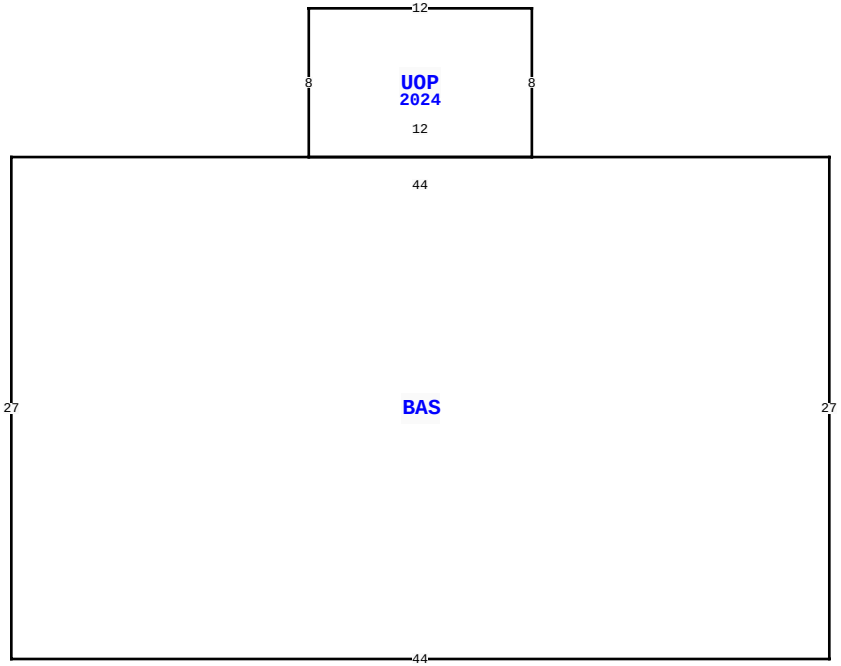
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,188	100		1,188	108,227
UOP	96	25	2024	24	2,186
TOTALS	1,284			1,212	110,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,212	113.9000	105.93	128,387	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2024 Heated Area: 1188 HX Base Yr 2024



159 SW MERIDITH LN, 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	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		110,413
TOTAL MARKET OB/XF VALUE		11,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		143,913
SOH/AGL Deduction		0
ASSESSED VALUE		143,913
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,502
TOTAL JUST VALUE		143,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36287	M H	675	02/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/2525	6/14/2023	WD	Q	I	01	159,900
GRANTOR: SMITH JEFFERSON R						
GRANTEE: KILBY SHANA BRIANNE						
1352/0851	1/24/2018	WD	Q	V	03	26,200
GRANTOR: JOHN GOLINO						
GRANTEE: JEFFERSON R & DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S27 E44 N27 $
UOP=[YR=2024;ORIG=-16,0] W12 N8 E12 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,000

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