LOT 18 BLAINE ESTATES PHASE 3.

WD 1343-1958, WD 1401-1955,

BOWMAN ANDREW
502 SW JANUARY DR
LAKE CITY, FL 32024

2027

22-4S-16-03090-318

BUILDING CHARACTERISTICS

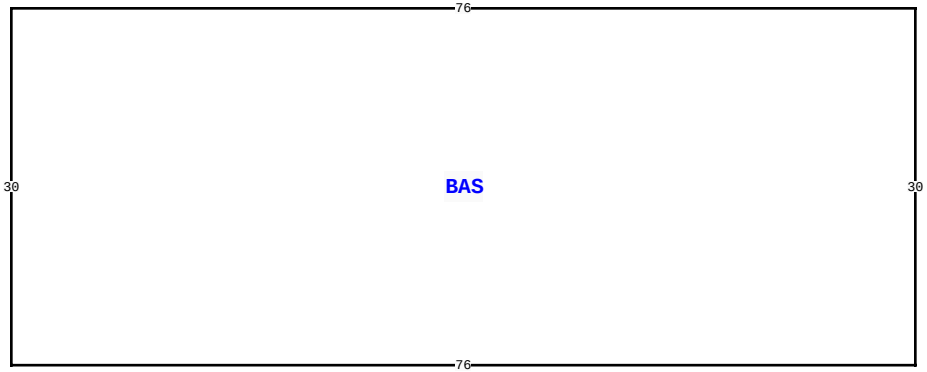
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	06	06
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	250,806
TOTALS	2,280			2,280	250,806

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	137.5342	127.91	291,635	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2020 Heated Area: 2280 HX Base Yr 2020



502 SW JANUARY 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		250,806
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		280,306
SOH/AGL Deduction		102,566
ASSESSED VALUE		177,740
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,329
TOTAL JUST VALUE		280,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36601	M H	582	04/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/1955	12/20/2019	WD	Q	I	01	179,900
GRANTOR: AIDA MORALES						
GRANTEE: ANDREW BOWMAN						
1343/1958	9/07/2017	WD	Q	V	05	37,000
GRANTOR: DANIEL CRAPPS & L JAM						
GRANTEE: AIDA MORALES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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 06/05/2019 BY KR Total Acres: 1.03 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS