LOT 19 BLAINE ESTATES PHASE 3.
TD 1198-1158, CT 1339-1731, WD 1

PENNINGTON CHERYL/HASS COLE
466 SW JANUARY DR
LAKE CITY, FL 32024

2027

22-4S-16-03090-319

BUILDING CHARACTERISTICS

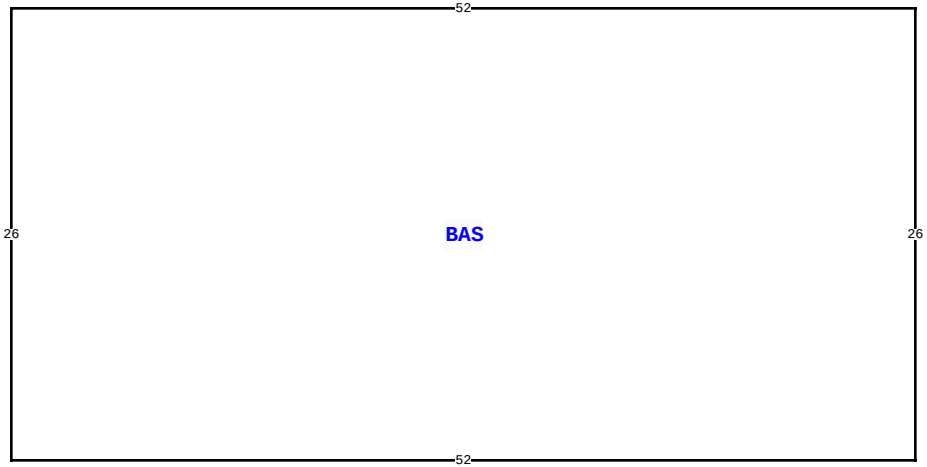
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,352	100		1,352	130,327
TOTALS	1,352			1,352	130,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,352	113.9000	105.93	143,217	2011	2020	0	0	0	9.00	91.00

1 MANUF 1 100% - 2026 Heated Area: 1352 HX Base Yr 2026



466 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		130,327
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		159,827
SOH/AGL Deduction		0
ASSESSED VALUE		159,827
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,416
TOTAL JUST VALUE		159,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043396	Roof Replacement	6,678	12/16/2021
28801	M H	446	08/20/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1768	1/12/2025	WD	Q	I	01	202,000
GRANTOR: MCDONALD CYNTHIA L						
GRANTEE: PENNINGTON CHERYL						
1346/0152	10/11/2017	WD	U	I	18	65,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: CYNTHIA L MCDONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

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 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