LOT 24 BLAINE ESTATES PHASE 3.
QC 1220-2228, QC 1300-1293, LE 1

LOPEZ CHARLES/LOPEZ KUM SUM
212 SW JANUARY DR
LAKE CITY, FL 32024

2027

22-4S-16-03090-324

BUILDING CHARACTERISTICS

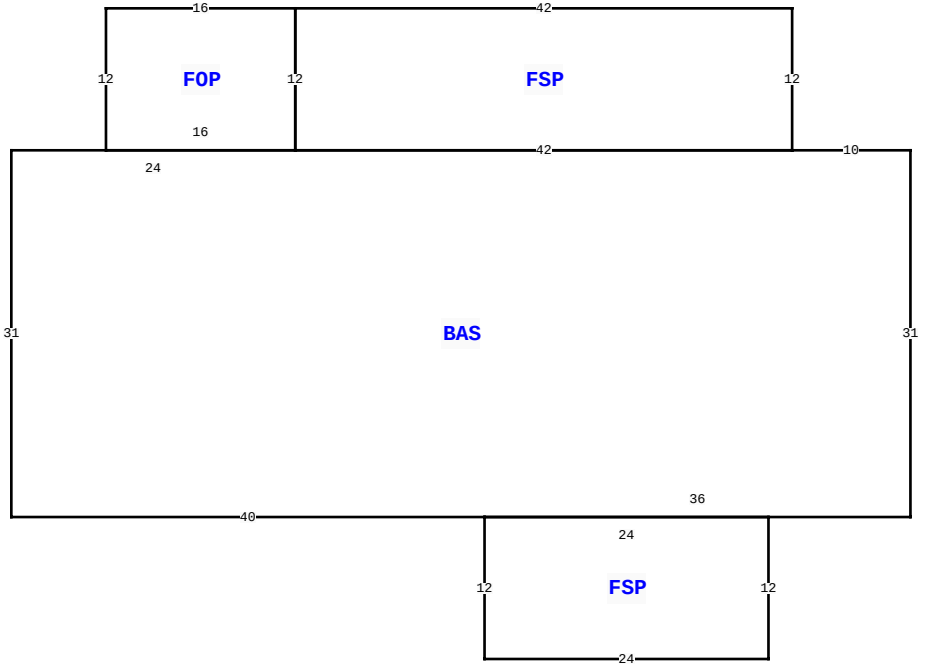
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,356	100		2,356	176,117
FOP	192	35		67	5,008
FSP	288	40		115	8,597
FSP	504	40		202	15,100
TOTALS	3,340			2,740	204,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,740	118.2000	109.93	301,208	2012	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2012 Heated Area: 2356 HX Base Yr 2012



212 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	0070	CARPORT UF	0	100	20	22	440.00	UT	3.50	3.50	100	2011	2011	3	100	1,540	
2	0296	SHED METAL	0	100	10	22	220.00	UT	9.00	9.00	100	2011	2011	3	100	1,980	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	938.00	UT	2.00	2.00	100	2011	2011	3	100	1,876	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,500	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	65	3,900	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	204,821
TOTAL MARKET OB/XF VALUE	17,796
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	245,117
SOH/AGL Deduction	90,777
ASSESSED VALUE	154,340
TOTAL EXEMPTION VALUE	HX HB VX 13 154,340
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	245,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049472	Roof Replacement	16,340	03/21/2024
29678	M H	423	09/12/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/997	9/21/2023	LE	U	I	14	100
GRANTOR: LOPEZ CHARLES						
GRANTEE: LOPEZ CHARLES (HUSB						
1326/2114	10/14/2016	QC	U	I	11	100
GRANTOR: CHARLES LOPEZ & KUM S						
GRANTEE: CHARLES & KUM SUN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N12 W42 S12 E42$ W42 FOP= N12 W16 S12 E16$ W24 S31 E40 FSP= S12 E24 N12 W24$ E36 N31$.

LAND DESCRIPTION

TOTAL OB/XF 17,796

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