LOT 25 BLAINE ESTATES PHASE 3.
WD 1120-1699, DC 1533-422

WILLIAMS TERESA M
174 SW JANUARY DR
LAKE CITY, FL 32024

2027

22-4S-16-03090-325

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	1,984	100		1,984	115,591
FSP	240	40		96	5,593
USP	100	35		35	2,039
TOTALS	2,324			2,115	123,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,115	113.9000	105.93	224,042	2008	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1984 HX Base Yr 2008



174 SW JANUARY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	123,223
TOTAL MARKET OB/XF VALUE	30,400
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	176,123
SOH/AGL Deduction	53,969
ASSESSED VALUE	122,154
TOTAL EXEMPTION VALUE	98 HX HB 122,154
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	176,123
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045191	Electrical Servic	0	08/16/2022
26007	M H	342	07/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1120/1699	5/25/2007	WD	Q	V		42,500

GRANTOR: DANIEL CRAPPS & L JAM

GRANTEE: WAYNE E & TERESA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N12 W20 S12 E20$ W47 S31 E26 USP= S10 E10 N10 W10$ E38 N31$.

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	0060	CARPORT F	0	100	20	20	400.00	UT	5.00	5.00	100	2007	2007	3	100	2,000	
2	0296	SHED METAL	0	100	10	20	200.00	UT	12.00	12.00	100	2007	2007	3	100	2,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	25	22	550.00	UT	12.00	12.00	100	2007	2007	3	100	6,600	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 22,000

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 01/18/2024 BY JB Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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11	0070	CARPORT UF	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2024	2023		100	4,500	
12	0296	SHED METAL	0	100	0	0	1.00	UT	3,900.00	3,900.00	100	2024	2023		100	3,900	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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 01/18/2024 BY JB Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS