COMM SW COR OF NW1/4 OF NW1/4, R
TO S R/W CR-242, RUN SE 136.48 F
SE 246.16 FT, S 192 FT, W 235 FT

BLEVINS TRENT/BLEVINS PATRICIA R
151 SW YOLONDA WAY
LAKE CITY, FL 32024

2027

25-4S-16-03125-006

BUILDING CHARACTERISTICS

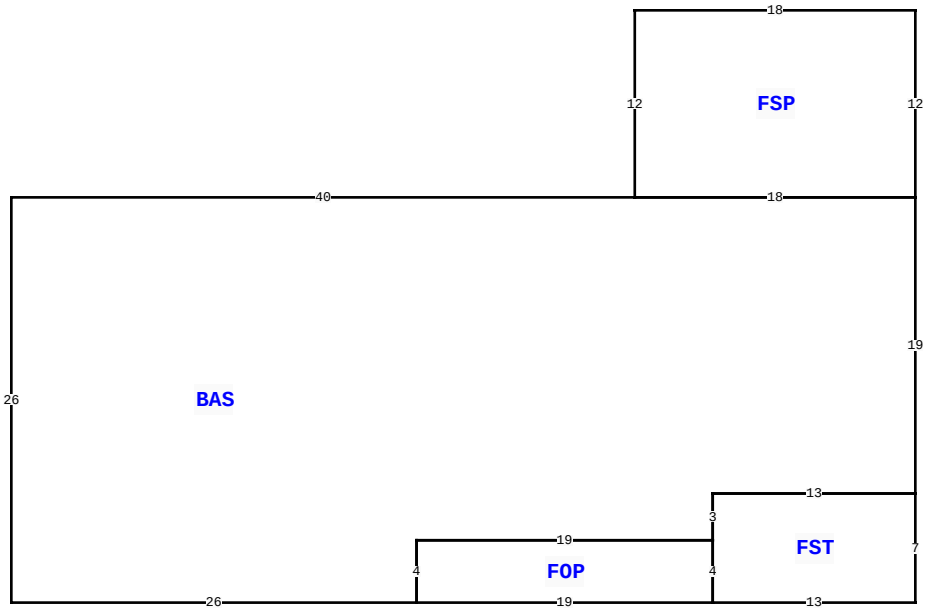
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,341	100		1,341	114,666
FOP	76	30		23	1,967
FSP	216	40		86	7,353
FST	91	55		50	4,276
TOTALS	1,724			1,500	128,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,500	119.5920	131.55	197,325	1974	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 1341 HX Base Yr 2001



151 SW YOLONDA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	200.00	200.00	50	0	0	3	50	100	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		128,261
TOTAL MARKET OB/XF VALUE		8,250
TOTAL LAND VALUE - MARKET		16,215
TOTAL MARKET VALUE		152,726
SOH/AGL Deduction		53,276
ASSESSED VALUE		99,450
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,039
TOTAL JUST VALUE		152,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,057

SALE:1:1: MORTGAGE FOR 35000-THIS & 03125-008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051158	Generator	0	10/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/0108	11/01/2019	LE	U	I	14	100
GRANTOR: TRENT & PATRICIA R BL						
GRANTEE: RONALD GOODWIN (RMD						
0895/1451	1/18/2000	WD	Q	I		66,500
GRANTOR: JAMES O KEEN						
GRANTEE: TRENT & PATRICIA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E26 FOP= E19 N4W19 S4$ N4 E19 FST= S4 E13 N7W13 S3$ N3 E13 N19 FSP= N12 W18 S12 E18$ W18$.

LAND DESCRIPTION

TOTAL OB/XF 8,250

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.41	AC		1.00	1.00	1.00	11,500.00	11,500.00	16,215							

REVIEW DATE 03/06/2026 BY robin Total Acres: 1.41 Total Land Value: 16,215 Market: 0 Agricultural: 0 Common: 16,215 PRINTED 11/17/2026 BY SYS