

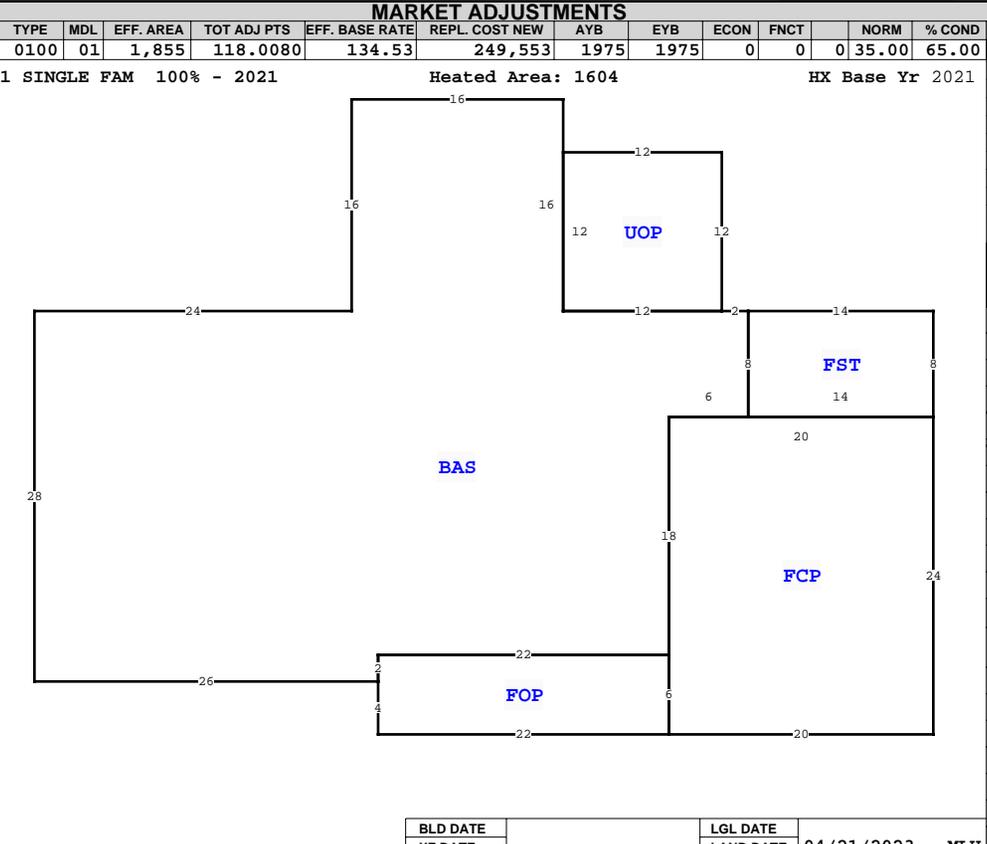
COMM NW COR OF SEC, RUN E 529 FT
E 406.06 FT, S 495 FT TO NE COR
POB, RUN S 165 FT, W 203.03 FT,

BLANKENSHIP ERVIN LOUIS III/BLANKENSHIP LISA
162 SW VERNON WAY
LAKE CITY, FL 32024

2026

25-4S-16-03153-050

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectural Units	05	CONV	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	25416.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,604	100	
FCP	480	25	
FOP	132	30	
FST	112	55	
UOP	144	20	
TOTALS	2,472		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		162,209	
TOTAL MARKET OB/XF VALUE		23,536	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		208,245	
SOH/AGL Deduction		55,899	
ASSESSED VALUE		152,346	
TOTAL EXEMPTION VALUE	HX HB 13	152,346	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		208,245	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,700	

SALE:2:1: LOT 8 BLK K PICCADILLY PARK
LAND:1:1: 0.77 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051560	Generator	0	11/19/2024
30459	MAINT/ALTR	40	09/13/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1883	11/06/2020	WD	Q	I	01	191,500

GRANTOR: DEBRA HANEY MCCOY
GRANTEE: ERVIN LOUIS III & L
0812/1445 10/26/1995 QC Q I 01 0
GRANTOR: LARRY P MCCOY
GRANTEE: DEBRA MCCOY (FKA DE

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0258	PATIO	0.00
2	0280	POOL R/CON	70.00
3	0190	FPLC PF	1,200.00
4	0169	FENCE/WOOD	7.50
5	0252	LEAN-TO W/	2.00
6	0294	SHED WOOD/	5.00
7	0294	SHED WOOD/	0.00
8	0104	GENERATOR	6,000.00

TOTAL OB/XF															23,536	
L N	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	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	100	
2	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	100	1980	1980	3	40	14,336	
3	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	UT	7.50	7.50	100	1993	1993	3	100	900	
5	0252	LEAN-TO W/	0	100	10	10	UT	2.00	2.00	100	1993	1993	3	100	200	
6	0294	SHED WOOD/	0	100	10	14	UT	5.00	5.00	100	1993	1993	3	100	700	
7	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	400	
8	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	DESCRIPTION
1	0100	C	SFR

L N	USE CODE	CLS	DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1165.00	203.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W2 UOP= N12 W12 S12 E12\$ W12 N16 W16 S16 W24 S28 E26 FOP= S4 E22 N6 W22 S2\$ N2 E22FCP= S6E20 N24 W20 S18\$ N18 E6 FST= E14 N8 W14 S8\$ N8\$.	