BEG SW COR OF NE1/4 OF NW1/4, RUN N 460 FT, E 190 FT, S 328 FT, E'LY 287 FT, S 100 FT, W

BLACKSTOCK MILDRED OPHELIA
9892 W US HWY 90
LAKE CITY, FL 32055

2027

26-3S-15-00274-000

BUILDING CHARACTERISTICS

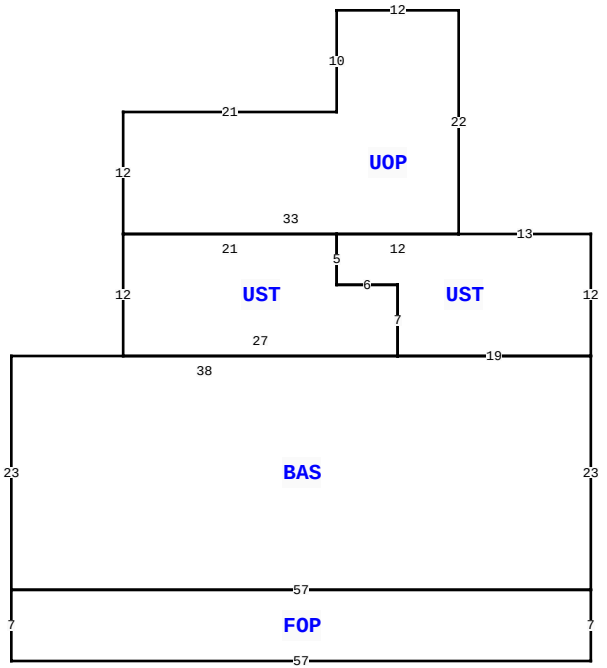
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100		1,311	31,558
FOP	399	35		140	3,370
UOP	516	25		129	3,105
UST	258	45		116	2,792
UST	294	45		132	3,178
TOTALS	2,778			1,828	44,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,828	100.3000	60.18	110,009	1964	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1311 HX Base Yr



9890 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	04/21/2026 MLU
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	0210	GARAGE U	0	100	30	46	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0166	CONC,PAVMT	0	100	0	0	1,092.00	UT	1.40	1.40	100	0	0	3	100	1,529	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	30	32	900.00	UT	3.50	3.50	100	1995	1995	3	100	3,150	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	0	24	30	720.00	UT	2.50	2.50	100	1993	1993	3	100	1,800	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
8	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
10	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 23,529

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		A-1	0.00	0.00	2.76	AC		1.00	1.00	1.00	16,000.00	16,000.00	44,160							

REVIEW DATE 02/23/2023 BY KS Total Acres: 2.76 Total Land Value: 44,160 Market: 0 Agricultural: 0 Common: 44,160 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		64,316
TOTAL MARKET OB/XF VALUE		24,129
TOTAL LAND VALUE - MARKET		44,160
TOTAL MARKET VALUE		132,605
SOH/AGL Deduction		53,459
ASSESSED VALUE		79,146
TOTAL EXEMPTION VALUE	HX HB SX	56,833
BASE TAXABLE VALUE		22,313
TOTAL JUST VALUE		132,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0783/2332	12/21/1993	WD	Q	I		25,000
GRANTOR: CHARLES NEELEY						
GRANTEE: MILDRED BLACKSTOCK						
0642/0736	12/28/1987	WD	U	I		12,000
GRANTOR: HARRIS ANSAL E &						
GRANTEE: NEELEY CHARLES H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UST= N7 W6 N5 W21 S12 E27$ W38 S23 FOP= S7 E57 N7 W57$ E57 N23$ UST= N12 W13 UOP= N22 W12 S10 W21 S12 E33$ W12 S5 E6 S7 E19$.

BEG SW COR OF NE1/4 OF NW1/4, RUN N 460 FT, E 190 FT, S 328 FT, E'LY 287 FT, S 100 FT, W

BLACKSTOCK MILDRED OPHELIA
9892 W US HWY 90
LAKE CITY, FL 32055

2027

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BUILDING CHARACTERISTICS

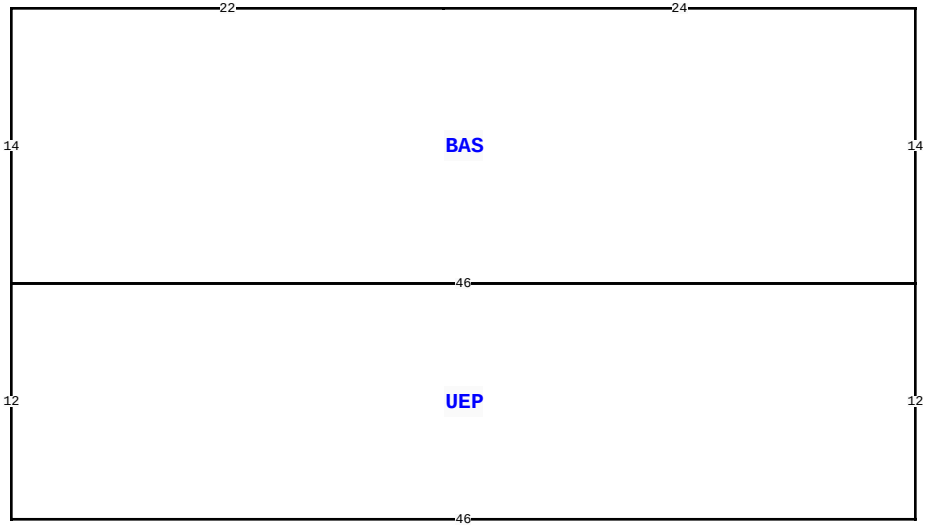
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	05	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	12,700
UEP	552	70		386	7,612
TOTALS	1,196			1,030	20,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,030	82.1700	49.30	50,779	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 644 HX Base Yr



9890 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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
11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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TOTAL JUST VALUE		132,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0642/0736	12/28/1987	WD	U	I		12,000
GRANTOR: HARRIS ANSAL E &						
GRANTEE: NEELEY CHARLES H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 W22 S14 E46 N14 $
UEP=[ORIG=-46,14] S12 E46 N12 W46 $
.

LAND DESCRIPTION

TOTAL OB/XF 600

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 02/23/2023 BY KS Total Acres: 2.76 Total Land Value: 44,160 Market: 0 Agricultural: 0 Common: 44,160 PRINTED 11/17/2026 BY SYS