

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

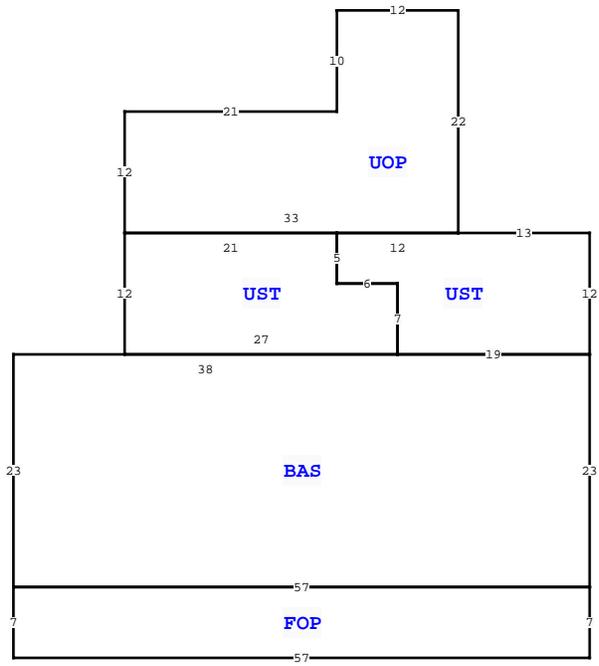
BLACKSTOCK MILDRED OPHELIA
 9892 W US HWY 90
 LAKE CITY, FL 32055

2026

26-3S-15-00274-000


ELEMENT		CD		CONSTRUCTION	
Exterior Wall	05	AVERAGE	80		
Exterior Wall	19	COMMON BRK	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	02	WALL BD/WD	100		
Interior Floor	14	CARPET	70		
Interior Floor	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		
Architectural Units	01	CONV	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	33,137
FOP	399	35		140	3,539
UOP	516	25		129	3,261
UST	258	45		116	2,932
UST	294	45		132	3,336
TOTALS	2,778			1,828	46,204

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 0									
			Heated Area: 1311								
				HX Base Yr							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			67,533
TOTAL MARKET OB/XF VALUE			24,129
TOTAL LAND VALUE - MARKET			44,160
TOTAL MARKET VALUE			135,822
SOH/AGL Deduction			60,359
ASSESSED VALUE			75,463
TOTAL EXEMPTION VALUE	HX HB SX		55,178
BASE TAXABLE VALUE			20,285
TOTAL JUST VALUE			135,822
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,845

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						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0210	GARAGE U	0 100	30 46	1.00 UT 0.00
2	0166	CONC, PAVMT	0 100	0 0	1,092.00 UT 1.40
3	9945	Well/Sept	0 100	0 0	1.00 UT 7,000.00
4	0070	CARPORT UF	0 100	30 32	900.00 UT 3.50
5	9947	Septic	0 0	0 0	1.00 UT 3,000.00
6	0294	SHED WOOD/	0 0	24 30	720.00 UT 2.50
7	0251	LEAN TO W/	0 100	0 0	1.00 UT 0.00
8	0251	LEAN TO W/	0 100	0 0	1.00 UT 0.00
9	0296	SHED METAL	0 100	0 0	1.00 UT 0.00
10	0040	BARN, POLE	0 100	0 0	1.00 UT 0.00

TOTAL OB/XF															
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	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	
												23,529			

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.76	AC	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	16,000.00	16,000.00	44,160							

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

2026

26-3S-15-00274-000


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	03	BELOW AVG.	50			
Exterior Wall	05	AVERAGE	50			
Roof Structure	03	GABLE/HIP	100			
Roof Cover	01	MINIMUM	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	14	CARPET	80			
Interior Floor	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			
Architectural Units	01	CONV	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	13,336	
UEP	552	70		386	7,993	
TOTALS	1,196			1,030	21,329	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	0%	- 0		Heated Area: 644					HX Base Yr	

22

24

12

14

BAS

UEP

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
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TOTAL LAND VALUE - MARKET		44,160	
TOTAL MARKET VALUE		135,822	
SOH/AGL Deduction		60,359	
ASSESSED VALUE		75,463	
TOTAL EXEMPTION VALUE		HX HB SX 55,178	
BASE TAXABLE VALUE		20,285	
TOTAL JUST VALUE		135,822	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		129,845	

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						

EXTRA FEATURES																
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
11	0296	SHED METAL	0	100	0	0			0.00	100	2016	2016	3	100	600	

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												
L N	USE CODE	CLS	LAND USE 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