

COMM 633.03 FT N OF SE COR OF SE  
OF NE1/4, RUN W 757 FT FOR POB,  
N 421.03 FT, E 111 FT, S 421.99

BLAIR JASON L/BLAIR HEIDI G  
386 SW BURNETT LN  
LAKE CITY, FL 32024

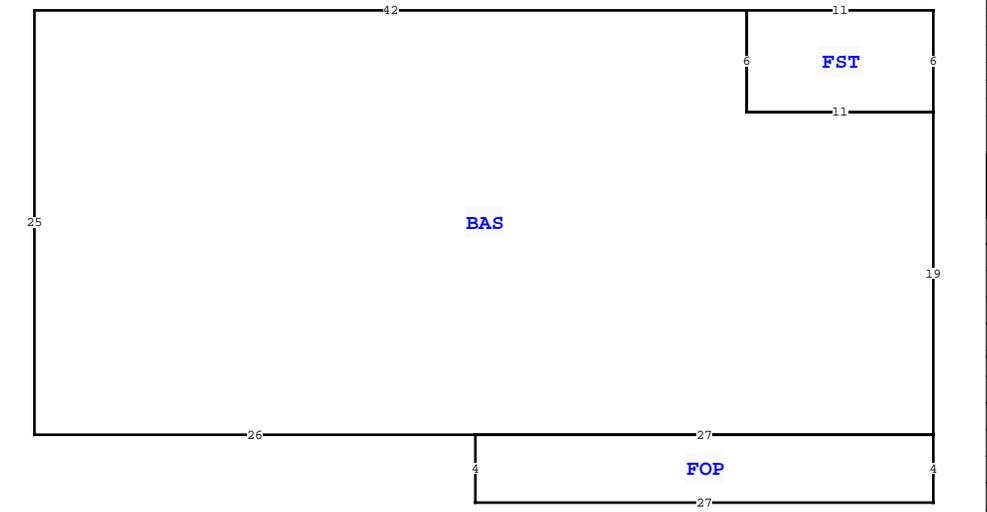
2026

26-4S-16-03181-015



| BUILDING CHARACTERISTICS |                    |
|--------------------------|--------------------|
| ELEMENT                  | CD                 |
| Exterior Wall            | 15 CONC BLOCK 90   |
| Exterior Wall            | 05 AVERAGE 10      |
| Roof Structure           | 03 GABLE/HIP 100   |
| Roof Cover               | 14 PREFIN MT 100   |
| Interior Wall            | 05 DRYWALL 100     |
| Interior Floor           | 14 CARPET 90       |
| Interior Floor           | 08 SHT VINYL 10    |
| Air Condition            | 03 CENTRAL 100     |
| Heating Type             | 04 AIR DUCTED 100  |
| Bedrooms                 | 3 100              |
| Bathrooms                | 1.5 100            |
| 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        |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100               | 01  | 1,327     | 118.4000    | 134.98         | 179,118        | 1975 | 1985 | 0    | 0    | 35.00 | 65.00  |



| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 1,259            | 100         |      | 1,259        | 110,461              |
| FOP           | 108              | 30          |      | 32           | 2,807                |
| FST           | 66               | 55          |      | 36           | 3,158                |
| <b>TOTALS</b> | <b>1,433</b>     |             |      | <b>1,327</b> | <b>116,427</b>       |

| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 2        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 2              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 116,427  |
| TOTAL MARKET OB/XF VALUE  |           |             | 6,756    |
| TOTAL LAND VALUE - MARKET |           |             | 23,000   |
| TOTAL MARKET VALUE        |           |             | 146,183  |
| SOH/AGL Deduction         |           |             | 62,283   |
| ASSESSED VALUE            |           |             | 83,900   |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411      |          |
| BASE TAXABLE VALUE        |           |             | 32,489   |
| TOTAL JUST VALUE          |           |             | 146,183  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 144,138  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
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|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0951/1812                      | 4/18/2002 | WD P      | I   | I   | 99     | 76,000     |
| GRANTOR: SUSAN RHEA & KAY PRIE |           |           |     |     |        |            |
| GRANTEE: JASON & HEIDI BLAIR   |           |           |     |     |        |            |
| 0944/2786                      | 1/24/2002 | WD Q      | I   | I   | 01     | 100        |
| GRANTOR: BOYD RHEA & KAY PRIES |           |           |     |     |        |            |
| GRANTEE: SUSAN A RHEA & KAY    |           |           |     |     |        |            |

| NEIGHBORHOOD/LOC |                  |             |      |              |                      |
|------------------|------------------|-------------|------|--------------|----------------------|
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,259            | 100         |      | 1,259        | 110,461              |
| FOP              | 108              | 30          |      | 32           | 2,807                |
| FST              | 66               | 55          |      | 36           | 3,158                |
| <b>TOTALS</b>    | <b>1,433</b>     |             |      | <b>1,327</b> | <b>116,427</b>       |

386 SW BURNETT LN, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/08/2025 |
| INC DATE |  | AG DATE   | MLU        |

| 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 |
| 1              | 0166       | CONC, PAVMT | 0       | 100 12 18 | 216.00 | UT | 2.00     | 2.00           | 100       | 0       | 0           | 3 | 100    | 432             |       |
| 2              | 0190       | FPLC PF     | 0       | 100 0 0   | 1.00   | UT | 1,200.00 | 1,200.00       | 100       | 0       | 0           | 3 | 100    | 1,200           |       |
| 3              | 0120       | CLFENCE 4   | 0       | 100 0 0   | 200.00 | UT | 4.50     | 4.50           | 100       | 1993    | 1993        | 3 | 100    | 900             |       |
| 4              | 0294       | SHED WOOD/  | 0       | 100 16 44 | 704.00 | UT | 10.00    | 10.00          | 60        | 2019    | 2019        | 3 | 60     | 4,224           |       |

| BUILDING NOTES |  |  |  |
|----------------|--|--|--|
|                |  |  |  |

**BUILDING DIMENSIONS**  
BAS= W42 S25 E26 FOP= S4 E27N4 W27S E27 N19 FST= N6 W11 S6 E11S W11 N6S.

| 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 |
| 1                | 0100     | C   | SFR                  | 100 |     | 00       | 111.00 | 422.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 23,000.00  | 23,000.00      | 23,000      |                             |      |         |      |     |    |        |