LOT 21 BLOCK B COLLEGE MANOR S/D
533-322, 897-545, WD 1190-367, T

BLACKIE KEITH E/BLACKIE MARY S
2031 SW FALLON LN
LAKE CITY, FL 32025

2026

36-3S-17-07434-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

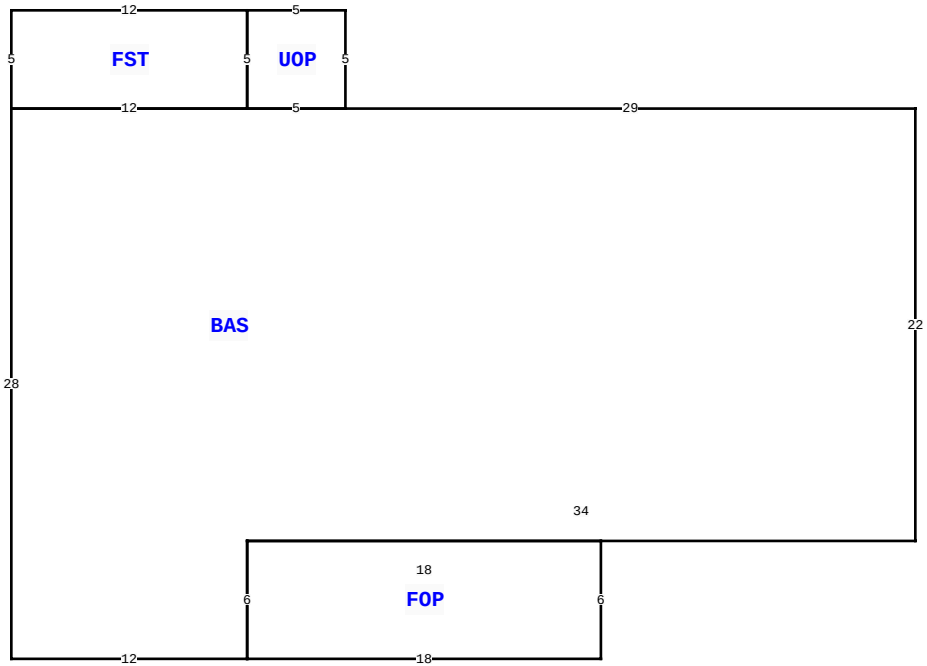
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,084	100		1,084	74,004
FOP	108	30		32	2,185
FST	60	55		33	2,253
UOP	25	20		5	341
TOTALS	1,277			1,154	78,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,154	93.7737	105.03	121,205	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1084 HX Base Yr



199 NE SEMESTER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	78,783
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,500
TOTAL MARKET VALUE	84,283
SOH/AGL Deduction	0
ASSESSED VALUE	84,283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,283
TOTAL JUST VALUE	84,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048066	Electrical Servic	0	09/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1399/0256	11/18/2019	TD	U	I	18	6,000
GRANTOR: CLERK OF COURT						
GRANTEE: KEITH E & MARY S BL						
1190/0367	3/05/2010	WD	U	I	11	0
GRANTOR: JAMES W CHASTEEN						
GRANTEE: DOROTHY ANN ROBINSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 UOP= N5 W5 S5 E5$ W5 FST= N5 W12 S5 E12$ W12 S28 E12
FOP= E18 N6 W18 S6$ N6 E34 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 09/19/2023 BY TW Total Acres: 0.18 Total Land Value: 5,500 Market: 0 Agricultural: 0 Common: 5,500 PRINTED 06/08/2026 BY SYS