LOT 19 BLAINE ESTATES PHASE 3.

TD 1198-1158, CT 1339-1731, WD 1

MCDONALD CYNTHIA L
466 SW JANUARY DR
LAKE CITY, FL 32024

2022

22-4S-16-03090-319

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

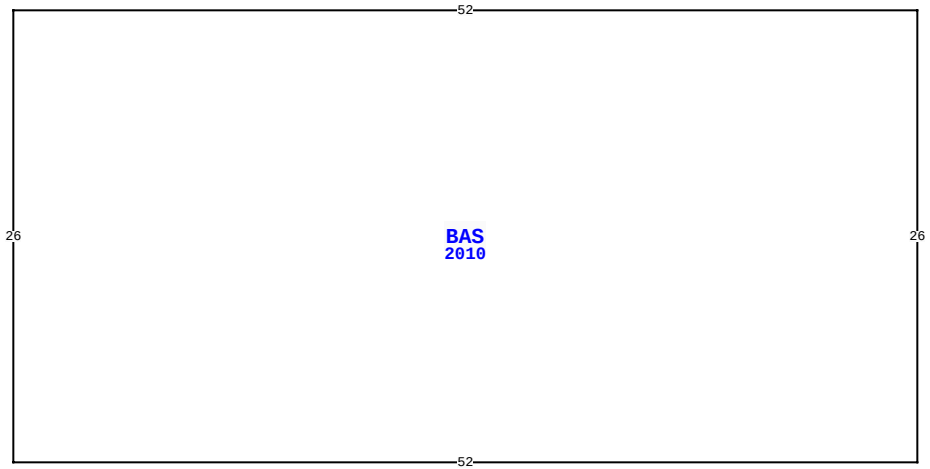
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD	22416.00		1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	57,175
TOTALS	1,352		1,352	57,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,352	113.9000	53.53	72,373	2011	2011	0	0	0	21.00	79.00

1 MANUF 1 – 100% - 2018 HX Base Yr 2018



466 SW JANUARY Dr, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		57,175
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,250
TOTAL MARKET VALUE		75,425
SOH/AGL Deduction		10,440
ASSESSED VALUE		64,985
TOTAL EXEMPTION VALUE	HX HB SX	64,985
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		75,425
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1346/0152	10/11/2017	WD	U	I	18	65,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: CYNTHIA L MCDONALD						
1343/1354	8/16/2017	WD	U	I	12	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W52 S26 E52 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	MBL HM	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	9945	WELL/SEPT	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	3,250.00	3,250.00	3,250							

REVIEW DATE 06/05/2019 BY BCKR Total Acres: 1.00 Total Land Value: 18,250 Market: 0 Agricultural: 0 Common: 18,250 PRINTED 12/09/2021