NW DIV: SW1/4 OF BLOCK 36.

420-413, LE 1018-20, DC 1076-

BENTLEY SHARON
721 SW REDDING AVE
LAKE CITY, FL 32055

2026

00-00-00-11319-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

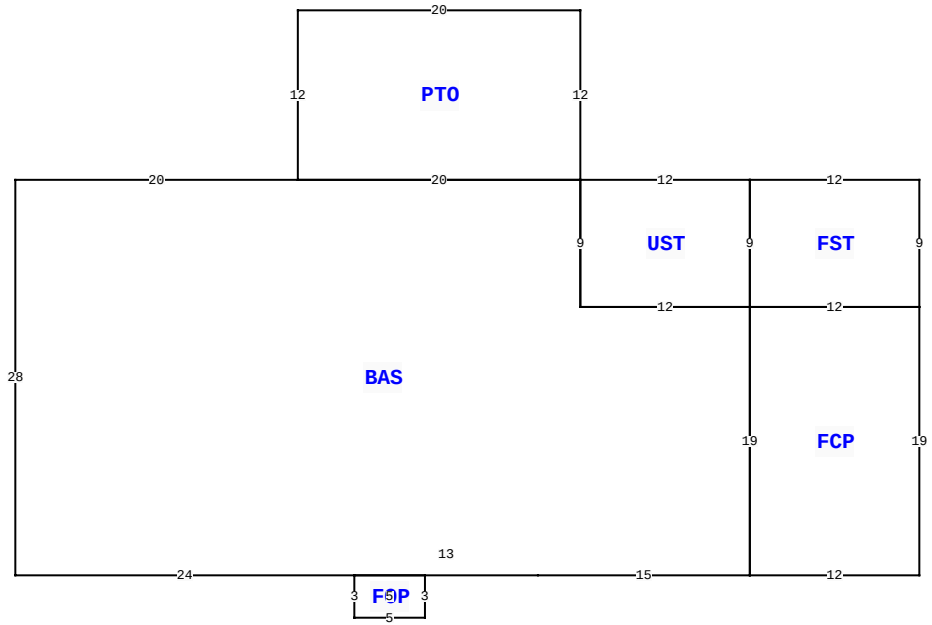
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100		1,348	93,631
FCP	228	25		57	3,959
FOP	15	30		4	278
FST	108	55		59	4,098
PTO	240	5		12	833
UST	108	45		49	3,403
TOTALS	2,047			1,529	106,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,529	112.7610	126.29	193,097	1971	1971	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2007 Heated Area: 1348 HX Base Yr 2007



721 NW REDDING AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		106,203
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		5,429
TOTAL MARKET VALUE		112,132
SOH/AGL Deduction		40,254
ASSESSED VALUE		71,878
TOTAL EXEMPTION VALUE	HX HB	46,878
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		112,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1101/2218	10/18/2006	WD	Q	I		101,000

GRANTOR: BRYAN L REDDING & RIC

GRANTEE: SHARON BENTLEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S28 E24 FOP= S3 E5 N3 W5$ E13 E15 FCP= E12 N19 W12 S19$ N19 FST= E12 N9 W12 S9$ UST= N9W12 S9 E12$ W12 N9PTO= N12 W20 S12 E20$ W20$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	100		00	0.00	0.00	10,858.00	SF		1.00	1.00	1.00	0.50	0.50	5,429							

REVIEW DATE 11/06/2015 BY DF Total Acres: 0.25 Total Land Value: 5,429 Market: 0 Agricultural: 0 Common: 5,429 PRINTED 10/17/2025 BY SYS