LOT 19 SUZANNE S/D UNIT 3.
ORB 519-452, 674-697, 787-368,
1363-2018, WD 1399-2731,

REDDING BROOKS JR
275 SE FAYE LN
LAKE CITY, FL 32025

2025

03-4S-17-07570-093

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	13	LAM/VNLPLK 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

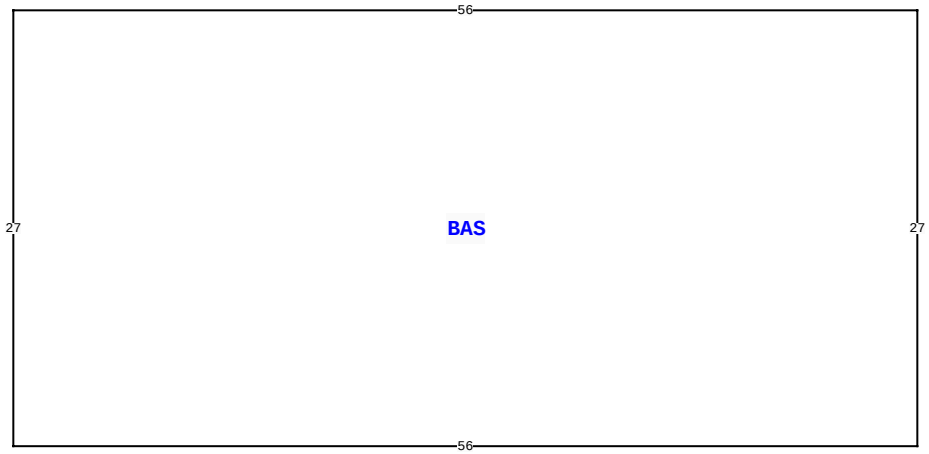
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3417.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,738
TOTALS	1,512			1,512	89,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	114.8000	107.91	163,160	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 1512 HX Base Yr 2020



275 SE FAYE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		89,738
TOTAL MARKET OB/XF VALUE		9,048
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		117,286
SOH/AGL Deduction		55,434
ASSESSED VALUE		61,852
TOTAL EXEMPTION VALUE	HX HB	36,852
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,608

PRMT:1:1: 28X56

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052773	Solar Power Syste	18,826	03/31/2025
8195	M H	125	03/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/2731	11/22/2019	WD	Q	I	01	75,000

GRANTOR: ARTHUR L FLEMING
GRANTEE: BROOKS REDDING JR

1363/2018	7/03/2018	QT	U	I	18	0

GRANTOR: CLERK OF COURT
GRANTEE: ARTHUR L FLEMING

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	0	0	3	100	800	
2	0166	CONC,PAVMT	0	100	23	18	414.00	UT	2.00	2.00	100	1994	1994	3	100	828	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1994	1994	3	100	1,440	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,080	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 9,048

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	0200	C	MBL HM	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/06/2017 BY DF Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/28/2025 BY SYS