

COMM SW COR OF SE1/4 OF SW1/4, E
POB, N 206.98 FT, W 320.04 FT, N
508.16 FT TO CURVE, SW ALONG CUR

REED CHARLES G
2332 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2026

09-3S-17-04919-002



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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	9317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	85,742
TOTALS	1,456			1,456	85,742

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0	100	0	0		1.00	UT 0.00
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.46

REVIEW DATE 08/12/2015 BY DF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,456	113.9000	107.07	155,894	1999	1999		0	0	45.00	55.00
1 MANUF 1 100% - 2015 Heated Area: 1456 HX Base Yr 2015												
2332 NE DOUBLE RUN RD, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/17/2025 MLU												

TOTAL OB/XF 7,300												
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
AC		1.00	1.00	1.00	8,500.00	8,500.00	20,910					

TOTAL OB/XF 7,300												
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
AC		1.00	1.00	1.00	8,500.00	8,500.00	20,910					

Total Acres: 2.46 Total Land Value: 20,910 Market: 0 Agricultural: 0 Common: 20,910

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		85,742
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		20,910
TOTAL MARKET VALUE		113,952
SOH/AGL Deduction		59,133
ASSESSED VALUE		54,819
TOTAL EXEMPTION VALUE		29,819
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050215	Right-of-Way Acce		06/26/2024
30954	M H	464	04/18/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/2416	12/08/2022	LE U	I	I	14	100
GRANTOR: REED CHARLES G						
GRANTEE: REED CHARLES G (ENH						
1287/0737	12/31/2014	WD U	I	I	11	100
GRANTOR: VELMA E REED						
GRANTEE: CHARLES G & GLENYS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W52 S28 E52 N28\$.									

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