

LOT 7 THE CROSSROADS UNIT 2.
780-1506, 857-979, 861-866, 862-

REID-DOWNS CARRIE ANNE
10779 SW CR 240
LAKE CITY, FL 32024

2026

12-5S-15-00447-107



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	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	12515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	33,240
TOTALS	1,216			1,216	33,240

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,216	113.9000	68.34	83,101	1998	1998	0	0	0 60.00	40.00
1 MOBILE HME 100% - 1999 Heated Area: 1216 HX Base Yr 1999											
16 76 16											
BAS											
10779 SW COUNTY ROAD 240 , LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

TOTAL OB/XF											
10,850											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		33,240	
TOTAL MARKET OB/XF VALUE		10,850	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		99,090	
SOH/AGL Deduction		35,095	
ASSESSED VALUE		63,995	
TOTAL EXEMPTION VALUE		38,995	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		99,090	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		99,090	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14390	M H	125	08/11/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1537/2791	3/26/2025	WD	U	I	11	100	
GRANTOR: LINDSEY ROSA CHARLENE							
GRANTEE: REID-DOWNS CARRY AN							
1537/2791	3/26/2025	WD	U	I	11	100	
GRANTOR: LINDSEY ROSA CHARLENE							
GRANTEE: REID-DOWNS CARRY AN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W76 S16 E76 N16\$.											