LOT 21 FIVE POINTS ACRES UN 2.

829-2196,

MEREDITH RODNEY C/MEREDITH BETSY L
271 NE CLARA GLN
LAKE CITY, FL 32055

2026

17-3S-17-04967-081

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

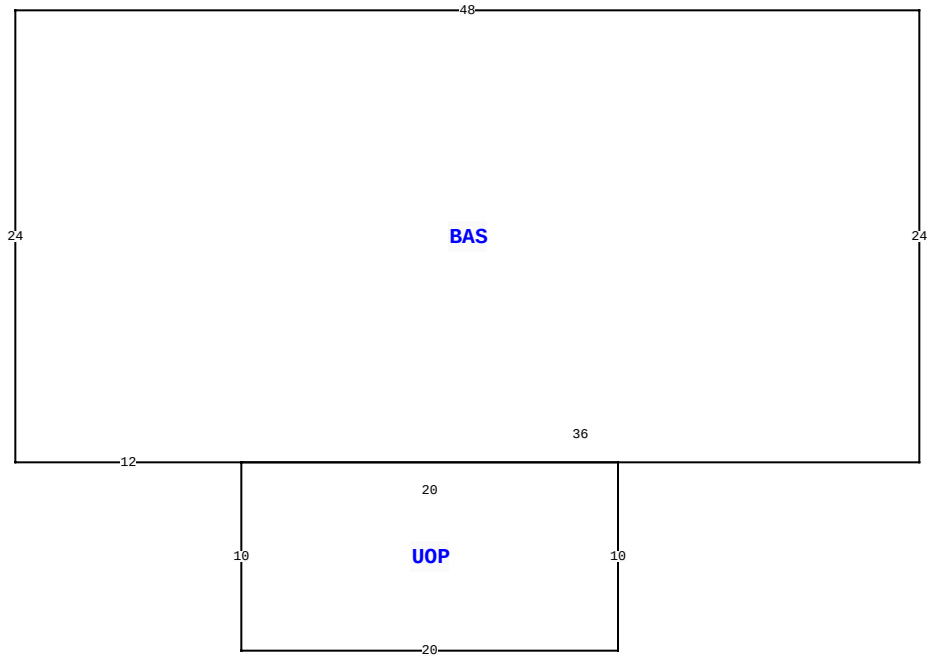
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	67,840
UOP	200	25		50	2,945
TOTALS	1,352			1,202	70,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,202	113.9000	107.07	128,698	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1152 HX Base Yr



271 NE CLARA GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	70,784
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	8,000
TOTAL MARKET VALUE	87,184
SOH/AGL Deduction	11,622
ASSESSED VALUE	75,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,562
TOTAL JUST VALUE	87,184
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,184

BLDG:1:1: LIBERTY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15297	M H	125	03/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0829/2203	10/18/1996	WD	U	I	32	12,700
GRANTOR: REGINA TIMMONS						
GRANTEE: RODNEY C & BETSY ME						
0829/2195	10/18/1996	WD	U	I	32	1,880
GRANTOR: BENJAMIN & BETTY						
GRANTEE: REGINA C TIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E12 UOP= S10 E20 N10 W20$ E36 N24$.

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	0294	SHED WOOD/	0	0	20	20	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 08/13/2015 BY DF Total Acres: 1.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 11/20/2025 BY SYS