LOT 25 FIVE POINTS ACRES S/D UNI
429-703, 657-23, 689-218, 821-22

REEVES RAYMOND GUY
246 NE CLARA GLEN
LAKE CITY, FL 32055

2026

17-3S-17-04967-085

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02

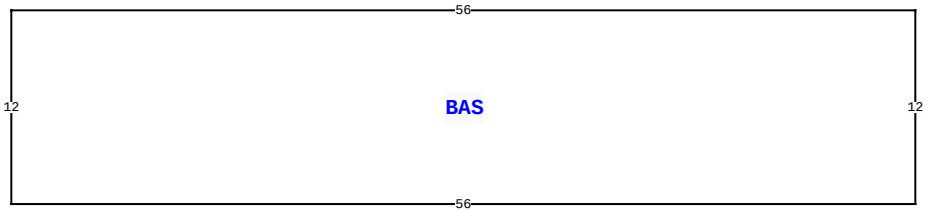
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 17317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	10,419
TOTALS	672			672	10,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	64.6000	38.76	26,047	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



270 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	10,419
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	8,000
TOTAL MARKET VALUE	25,419
SOH/AGL Deduction	273
ASSESSED VALUE	25,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,146
TOTAL JUST VALUE	25,419
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27914	M H	418	06/29/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1010/0001	3/17/2004	WD	Q	V		5,000
GRANTOR: GLENN E MUSSELWHITE						
GRANTEE: RAYMOND GUY REEVES						
0821/2203	5/13/1996	WD	U	V	35	18,000
GRANTOR: ROETTGER						
GRANTEE: MUSSELWHITE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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