THE N 210 FT OF LOT 3 DOUBLE RUN
694-576, AG 1021-2385, DC 1228-1

BROWN TYLER/BROWN MALLORY
7537 MALLORY LN
MCCLENNY, FL 32063

2026

17-3S-17-04971-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	02	02

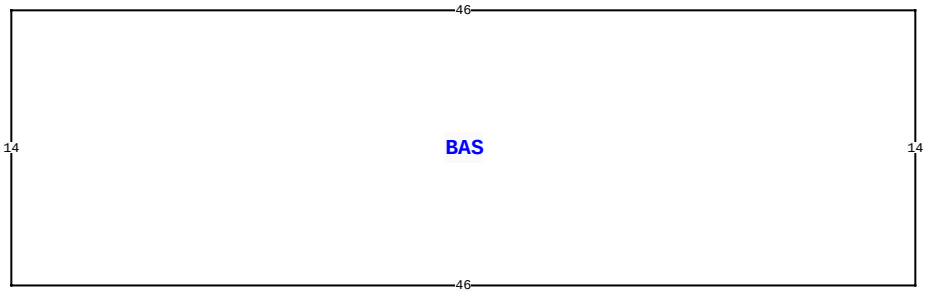
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	17317.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	10,186
TOTALS	644			644	10,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	644	65.8920	39.54	25,464	1991	1991	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 644 HX Base Yr



138 NE REBECCA TER, 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	10,186
TOTAL MARKET OB/XF VALUE	672
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	29,358
SOH/AGL Deduction	0
ASSESSED VALUE	29,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,358
TOTAL JUST VALUE	29,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053845	Mobile Home		08/15/2025
000053736	Right-of-Way Acce		07/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/1950	12/10/2024	WD	Q	I	01	35,000
GRANTOR: REDDICK KENNETH E JR						
GRANTEE: BROWN TYLER						
1370/0037	10/04/2018	WD	Q	I	01	12,500
GRANTOR: SUE ANN PILKENTON						
GRANTEE: KENNETH E REDDICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E46 N14$.

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	0255	MBL HOME S	0	0	12	56	672.00	UT	1.00	1.00	100	2007	2007	3	100	672	

LAND DESCRIPTION

TOTAL OB/XF 672

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	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/11/2025 BY ME Total Acres: 1.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS