LOTS 6 THRU 10 BLOCK 7 MASON CIT

884-471, 904-2173, WD 1071-2370,

NEAL JESSE/SAUNDERS SABRINA
113 SW RED DOG GLN
LAKE CITY, FL 32025

2026

22-5S-17-09340-039

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

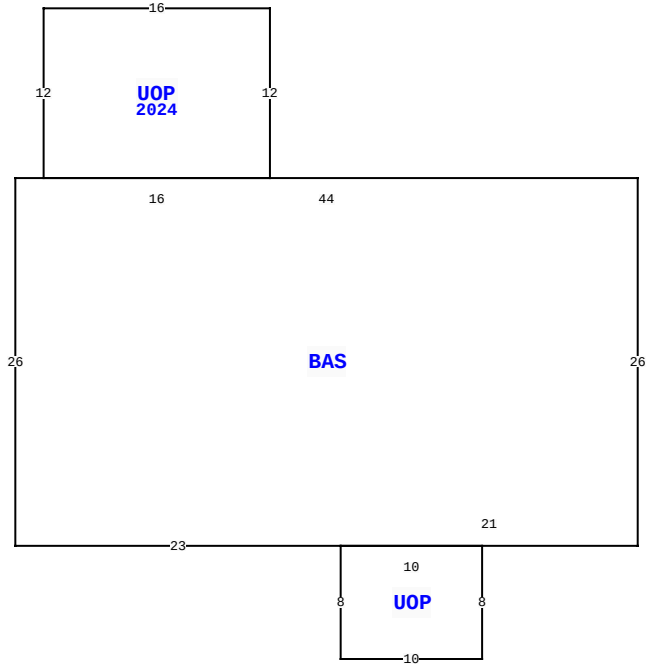
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	22517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	79,543
UOP	80	25		20	1,390
UOP	192	25	2024	48	3,338
TOTALS	1,416			1,212	84,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,212	113.8000	106.97	129,648	1986	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2025 Heated Area: 1144 HX Base Yr 2025



113 SW RED DOG GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,271
TOTAL MARKET OB/XF VALUE		19,400
TOTAL LAND VALUE - MARKET		13,495
TOTAL MARKET VALUE		117,166
SOH/AGL Deduction		0
ASSESSED VALUE		117,166
TOTAL EXEMPTION VALUE	HX HB 13	117,166
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		117,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24272	M H	402	03/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/2751	4/28/2025	WD	U	I	11	100
GRANTOR: NEAL JESSE G						
GRANTEE: NEAL JESSE G						
1508/340	2/06/2024	WD	Q	I	01	175,000
GRANTOR: GASKINS JOSHUA						
GRANTEE: NEAL JESSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S26 E23 E21 N26 $
UOP=[ORIG=-21,26] S8 E10 N8 W10 $
UOP=[YR=2024;ORIG=-42,0] N12 E16 S12 W16 $
.

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	0296	SHED METAL	0	100	10	10	100.00	UT	12.00	12.00	100	2004	2004	3	100	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		100	4,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 19,400

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	100		A-1	0.00	0.00	0.81	AC		1.00	1.00	1.19	14,000.00	16,660.00	13,495							

REVIEW DATE 02/21/2024 BY TP Total Acres: 0.81 Total Land Value: 13,495 Market: 0 Agricultural: 0 Common: 13,495 PRINTED 10/03/2025 BY SYS