COMM SW COR OF SW1/4 OF NE1/4,
RUN E 500.05 FT, N 30.02 FT TO
N LINE OF CO RD FOR POB, CONT

REYNOLDS MELBA CLEMENTS
129 SW AUDREY WAY
LAKE CITY, FL 32024

2026

24-4S-16-03103-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

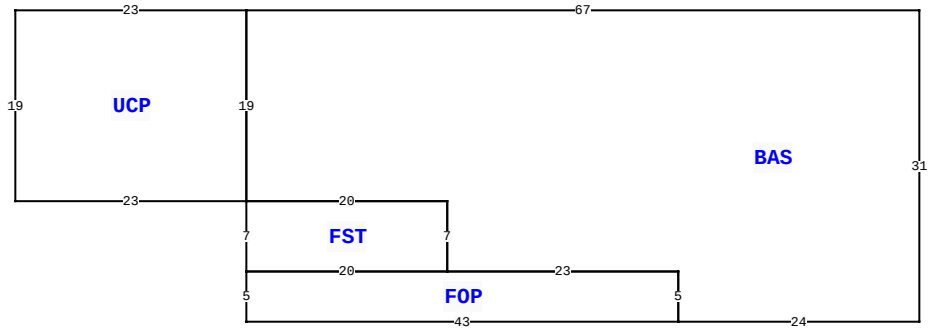
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100		1,722	144,457
FOP	215	30		64	5,369
FST	140	55		77	6,460
UCP	437	20		87	7,298
TOTALS	2,514			1,950	163,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,950	115.2360	129.06	251,667	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1722 HX Base Yr



129 SW AUDREY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,584
TOTAL MARKET OB/XF VALUE		9,344
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		207,928
SOH/AGL Deduction		94,132
ASSESSED VALUE		113,796
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		58,074
TOTAL JUST VALUE		207,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,928

LAND:1:1: 1.03 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1377/1062	1/29/2019	LE	U	I	14	100

GRANTOR: MELBA LOUISE REYNOLDS

GRANTEE: CINDY KELLY & TRACY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 UCP= W23S19 E23 N19$ S19 FST= S7 E20 N7 W20 $ E20S7
FOP= W20 S5 E43 N5 W23$ E23 S5 E24 N31$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,670	
3	0166	CONC,PAVMT	0	100	35	37	1,295.00	UT	1.20	1.20	100	1993	1993	3	100	1,554	
4	0252	LEAN-TO W/	0	100	20	36	720.00	UT	2.00	2.00	50	1993	1993	3	50	720	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,344

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	0100	C	SFR	100		A-1	224.00	201.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY JB Total Acres: 1.03 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS