COMM SW COR OF NE1/4 OF SE1/4, E
LINE OF MADELIENE ST, CONT E 324
N 158.75 FT E 294.15 FT, S 158.7

REYNOLDS MARION ELAINE
109 NW MADELIENE TER
LAKE CITY, FL 32055

2026

28-3S-16-02366-034

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

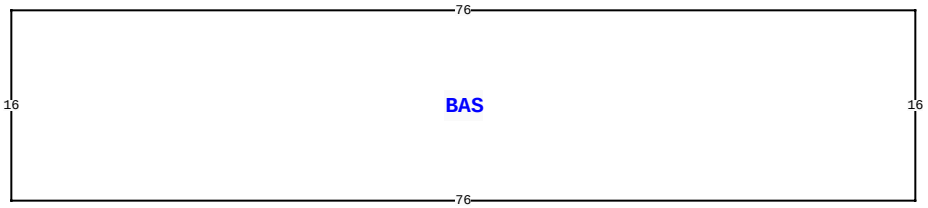
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	28316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	74,625
TOTALS	1,216			1,216	74,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	118.7000	111.58	135,681	1995	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1216 HX Base Yr 2024



109 NW MADELIENE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		74,625
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		8,346
TOTAL MARKET VALUE		92,171
SOH/AGL Deduction		372
ASSESSED VALUE		91,799
TOTAL EXEMPTION VALUE	HX HB WX SX	91,799
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		92,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37657	RECONNECT	75	01/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1484/18	1/31/2023	LE	U	I	14	100
GRANTOR: REYNOLDS MARION E						
GRANTEE: JOHNSON ELLA MAE PA						
1482/2531	1/13/2023	WD	Q	I	01	80,000
GRANTOR: DOWNS DONALD						
GRANTEE: REYNOLDS MARION ELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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		RSF/MH	0.00	0.00	1.07	AC		1.00	1.00	0.60	13,000.00	7,800.00	8,346							

REVIEW DATE 03/07/2023 BY KS Total Acres: 1.07 Total Land Value: 8,346 Market: 0 Agricultural: 0 Common: 8,346 PRINTED 11/19/2025 BY SYS