LOT 34 CYPRESS CREEK S/D.
828-1091, WD 1453-616, WD 1481-1

RENICK KEEGAN AVERY/RENICK MEGAN L
188 SW BIRCH GLN
LAKE CITY, FL 32024

2026

03-4S-16-02739-134

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

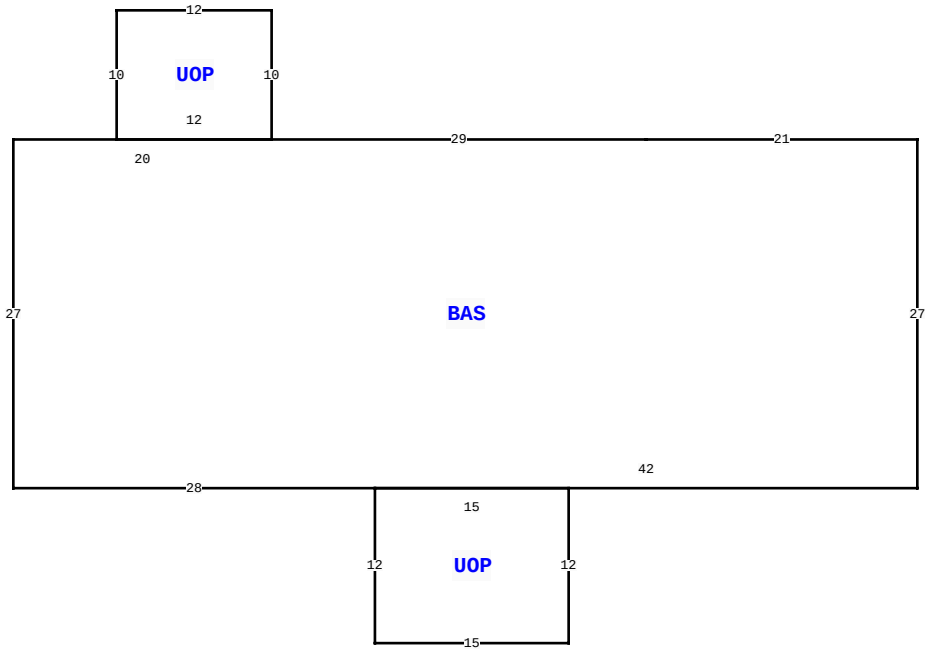
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	3416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	140,971
UOP	120	25		30	2,238
UOP	180	25		45	3,357
TOTALS	2,190			1,965	146,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,965	118.3000	114.75	225,484	1996	2010	0	0	0	35.00	65.00

1 MANUF 2 0% - 2026 Heated Area: 1890 HX Base Yr



171 SW MERRIMACK PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	146,565
TOTAL MARKET OB/XF VALUE	14,998
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	184,063
SOH/AGL Deduction	0
ASSESSED VALUE	184,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,063
TOTAL JUST VALUE	184,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,994

PRMT:1:1: GARY HAMILTON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10872	M H	125	03/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1013	12/16/2022	WD	Q	I	01	195,000
GRANTOR: FREEDOM MOBILE HOMES						
GRANTEE: RENICK KEEGAN AVERY						
1453/616	11/19/2021	WD	U	I	37	10,000
GRANTOR: CURTIS JOHN R						
GRANTEE: FREEDOM MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W21 W29 W20 S27 E28 E42 N27 $
UOP=[ORIG=-42,27] S12 E15 N12 W15 $
UOP=[ORIG=-50,0] N10 W12 S10 E12 $
.

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	0294	SHED WOOD/	0	0	12	11	132.00	UT	5.00	5.00	100	1996	1996	3	100	660	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0166	CONC,PAVMT	0	0	0	0	1,842.00	UT	3.00	3.00	100	2007	2007	3	100	5,526	
4	0169	FENCE/WOOD	0	0	0	0	224.00	UT	13.50	13.50	50	2007	2007	3	50	1,512	
5	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
6	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 14,998

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.53 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/08/2026 BY SYS