COMM NW COR OF NW1/4 OF NE1/4, S
S R/W OF DOUBLE RUN RD FOR POB,
R/W 30.68 FT, E 764.50 FT FOR PO

LOTT KEVIN LEE/VANDERPOOL MELISSA
317 NE REEF GLN
LAKE CITY, FL 32055

2027

04-3S-17-04838-102

BUILDING CHARACTERISTICS

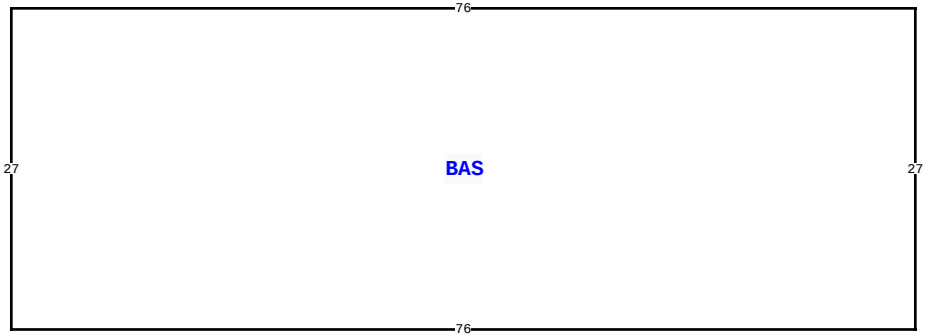
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	4317.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	130,501
TOTALS	2,052			2,052	130,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	117.9000	109.65	225,002	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2022 Heated Area: 2052 HX Base Yr 2022



317 NE REEF GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	05/26/2022 SPF

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	2011	2011	3	100	600	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,501
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		104,130
TOTAL MARKET VALUE		243,631
SOH/AGL Deduction		19,450
ASSESSED VALUE		224,181
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,770
TOTAL JUST VALUE		243,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38491	MAINT/ALTR	75	08/19/2019
29214	M H	560	02/24/2011
15437	M H	125	04/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/0420	8/06/2018	QC	U	V	11	100
GRANTOR: JASON ROBINSON						
GRANTEE: KEVIN & MELISSA LOT						
1366/0179	8/06/2018	QC	U	V	11	100
GRANTOR: O'NEAL ROBINSON						
GRANTEE: JASON ROBINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	4.02	AC		1.00	1.00	1.00	6,500.00	6,500.00	26,130							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	26,000							
3	0000	C	VAC RES	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	26,000							
4	0000	C	VAC RES	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	26,000							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 16.02 Total Land Value: 104,130 Market: 0 Agricultural: 0 Common: 104,130 PRINTED 11/17/2026 BY SYS