COMM SW COR OF SE1/4 OF SW1/4, E
POB, N 206.98 FT, W 320.04 FT, N
508.16 FT TO CURVE, SW ALONG CUR

REED CHARLES G
2332 NE DOUBLE RUN RD
LAKE CITY, FL 32055

**2027**

**09-3S-17-04919-002**

## BUILDING CHARACTERISTICS

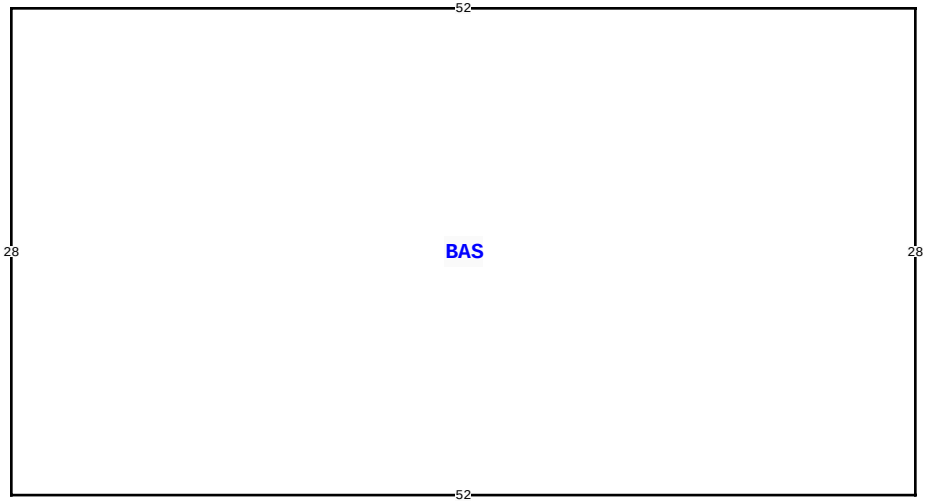
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 9317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,456 | 100 | | 1,456 | 84,829 |
| TOTALS | 1,456 | | | 1,456 | 84,829 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,456 | 113.9000 | 105.93 | 154,234 | 1999 | 1999 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2015 Heated Area: 1456 HX Base Yr 2015




2332 NE DOUBLE RUN RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | 300 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 84,829 |
| TOTAL MARKET OB/XF VALUE | | 7,300 |
| TOTAL LAND VALUE - MARKET | | 27,060 |
| TOTAL MARKET VALUE | | 119,189 |
| SOH/AGL Deduction | | 62,890 |
| ASSESSED VALUE | | 56,299 |
| TOTAL EXEMPTION VALUE | HX HB | 31,299 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 119,189 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 120,102 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050215 | Right-of-Way Acce | | 06/26/2024 |
| 30954 | M H | 464 | 04/18/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1481/2416 | 12/08/2022 | LE | U | I | 14 | 100 |
| GRANTOR: REED CHARLES G | | | | | | |
| GRANTEE: REED CHARLES G (ENH | | | | | | |
| 1287/0737 | 12/31/2014 | WD | U | I | 11 | 100 |
| GRANTOR: VELMA E REED | | | | | | |
| GRANTEE: CHARLES G & GLENYS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S28 E52 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 7,300

| 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 | 2.46 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 27,060 | | | | | | | |

REVIEW DATE 06/02/2026 BY robin Total Acres: 2.46 Total Land Value: 27,060 Market: 0 Agricultural: 0 Common: 27,060 PRINTED 11/17/2026 BY SYS