

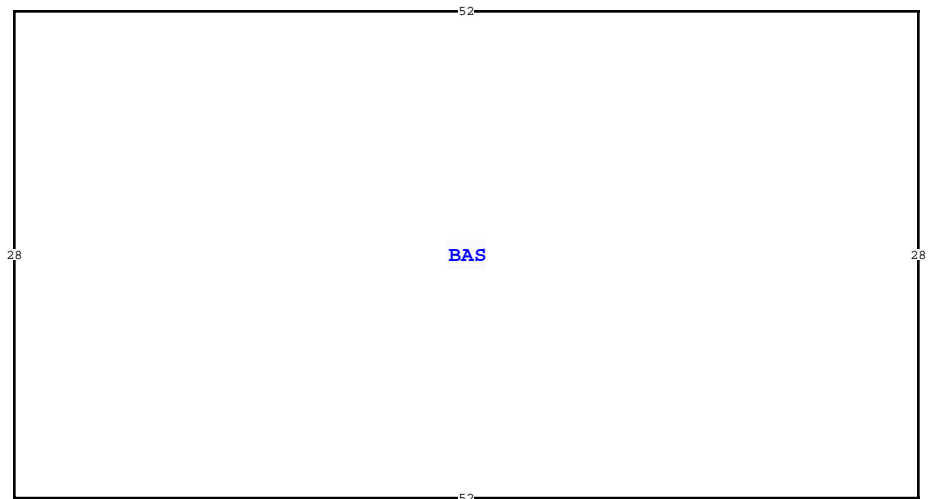
COMM SW COR OF SE1/4 OF SW1/4, E
 POB, N 206.98 FT, W 320.04 FT, N
 508.16 FT TO CURVE, SW ALONG CUR

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

2026

09-3S-17-04919-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,456	100	
TOTALS	1,456		1,456
			85,742

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2015	Heated Area: 1456			HX Base Yr 2015				
												
TOTALS	1,456		1,456									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			85,742
TOTAL MARKET OB/XF VALUE			7,300
TOTAL LAND VALUE - MARKET			27,060
TOTAL MARKET VALUE			120,102
SOH/AGL Deduction			65,443
ASSESSED VALUE			54,659
TOTAL EXEMPTION VALUE	HX HB		29,659
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			120,102
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,952
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	I	14	100
GRANTOR: REED CHARLES G						
GRANTEE: REED CHARLES G (ENH						
1287/0737	12/31/2014	WD U	I	I	11	100
GRANTOR: VELMA E REED						
GRANTEE: CHARLES G & GLENYS						

EXTRA FEATURES																
L N	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			0.00	100	2011	2011	3	100	300	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
TOTALS													7,300			

2332 NE DOUBLE RUN RD, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/08/2026 MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W52 S28 E52 N28\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								