

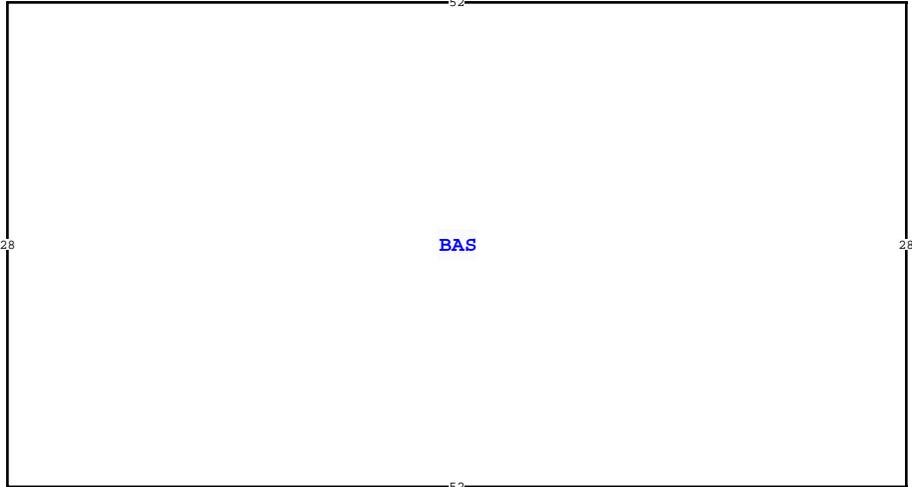
COMM SW COR OF SE1/4 OF SW1/4, E  
 POB, N 206.98 FT, W 320.04 FT, N  
 508.16 FT TO CURVE, SW ALONG CUR

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		87,559

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		87,559	
TOTAL MARKET OB/XF VALUE		7,300	
TOTAL LAND VALUE - MARKET		27,060	
TOTAL MARKET VALUE		121,919	
SOH/AGL Deduction		67,260	
ASSESSED VALUE		54,659	
TOTAL EXEMPTION VALUE		HX HB 29,659	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		121,919	
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	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						

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												1,456		1,456		87,559	

2332 NE DOUBLE RUN RD, LAKE CITY

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							