

LOT 2 TRAIL ROAD OAKS S/D.
806-1821, 865-562, QC 1094-616,

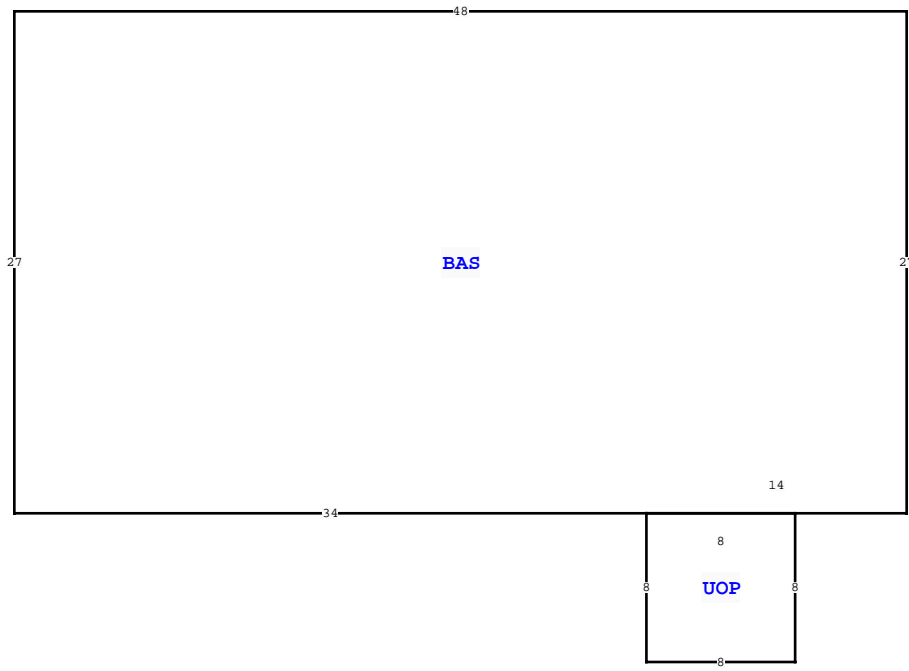
KITTRELL VINCENT SAMUEL/KITTRELL BRANDIE A
1894 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

09-4S-17-08301-092
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ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
04	04 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			06		
		9417.1100	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	86,897
UOP	64	25		16	1,073
TOTALS	1,360			1,312	87,970

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,312	129.6900	121.91	159,946	1995	2005	0	0	45.00	55.00
1 MANUF 1 0% - 2023 Heated Area: 1296 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		87,970	
TOTAL MARKET OB/XF VALUE		4,700	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		111,170	
SOH/AGL Deduction		0	
ASSESSED VALUE		111,170	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		111,170	
TOTAL JUST VALUE		111,170	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		111,170	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9976	M H	125	07/19/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/2460	8/05/2022	WD	Q	I	01	120,000
GRANTOR: REYNOLDS JOHN D						
GRANTEE: KITTRELL VINCENT SA						
1472/2459	7/05/2022	WD	U	I	11	100
GRANTOR: SHAW CYNTHIA ANNE						
GRANTEE: REYNOLDS JOHN D						

EXTRA FEATURES		1894 SE COUNTRY CLUB RD, LAKE CITY	
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	0190	FPLC PF	0 0 0 0 1.00 UT 1,200.00 1,200.00 100 1995 1995 3 100 1,200
2	0120	CLFENCE 4	0 0 0 0 1.00 UT 0.00 0.00 100 2012 2012 3 100 500
3	9947	Septic	0 0 0 0 1.00 UT 3,000.00 3,000.00 100 3 100 3,000

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S27 E34 UOP= S8 E8 N8 W8\$ E14 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,700																						
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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							