

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

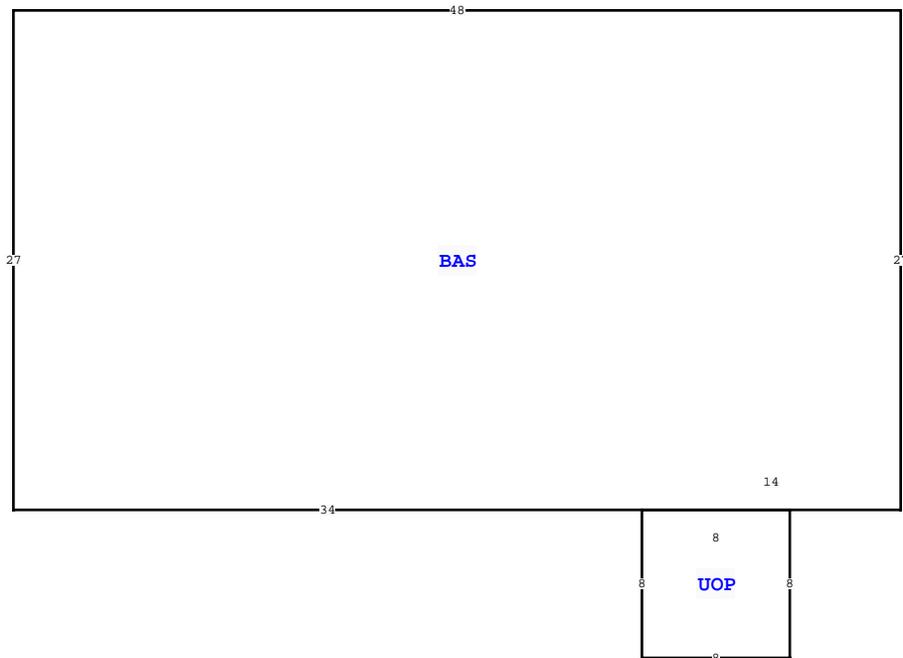
KITTRELL VINCENT SAMUEL/KITTRELL BRANDIE A
1894 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

09-4S-17-08301-092
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.1100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
UOP	64	25	
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
20201	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											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	2012
3	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100	

TOTAL OB/XF											
4,700											
BLD DATE	XF DATE	INC DATE	LGL 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												
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							