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

2027

09-4S-17-08301-092

BUILDING CHARACTERISTICS

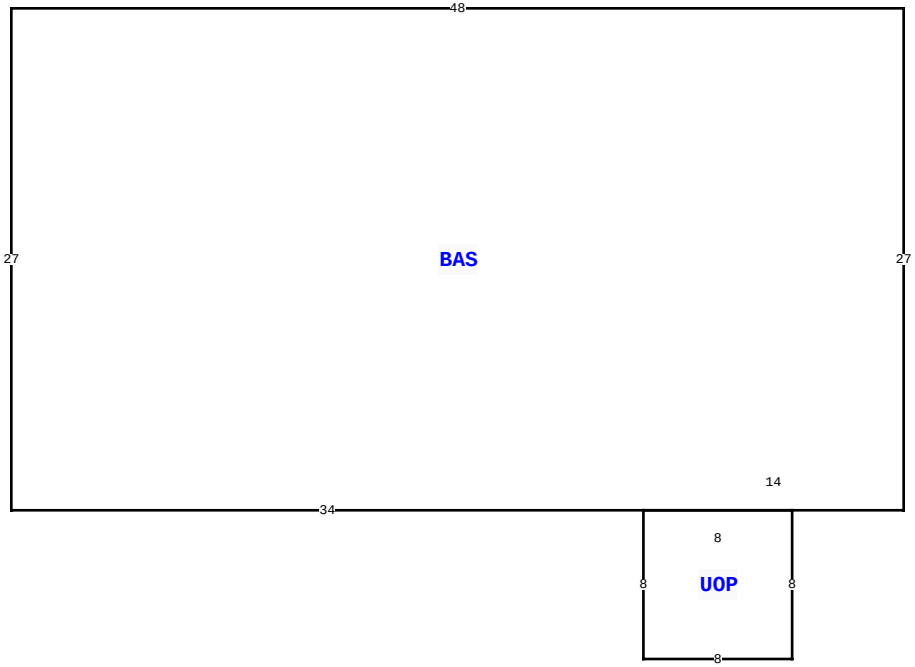
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	85,971
UOP	64	25		16	1,062
TOTALS	1,360			1,312	87,032

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	120.61	158,240	1995	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1296 HX Base Yr



1894 SE COUNTRY CLUB RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,032
TOTAL MARKET OB/XF VALUE	4,700
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	110,232
SOH/AGL Deduction	0
ASSESSED VALUE	110,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,232
TOTAL JUST VALUE	110,232
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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	

LAND DESCRIPTION

TOTAL OB/XF 4,700

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/19/2022 BY ME Total Acres: 0.97 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS