

LOT 45, FIVE POINTS ACRES S/D.
369-436, 414-138, 456-685, WD 10

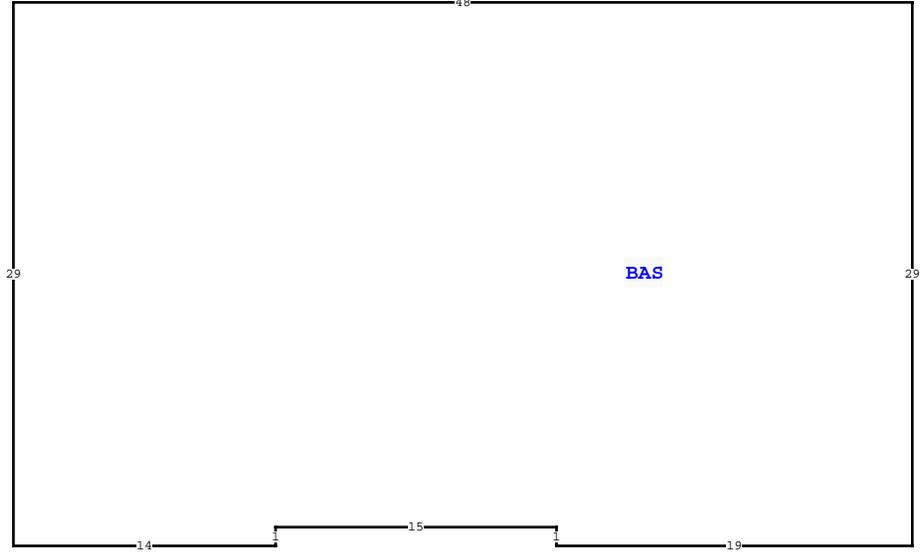
REDDICK KENNETH EUGENE JR
262 SW FREEMAN GLN
LAKE CITY, FL 32024

2026

17-3S-17-04967-045
17-3S-17-04967-045

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	1. 100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
03	03				
0200	MOBILE HOME				
	MAP NUM		MKT AREA 07		
	NEIGHBORHOOD/LOC	17317.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100		1,377	35,571
TOTALS	1,377			1,377	35,571

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2011		64.58	88,927	1985	1985	0	0	60.00	40.00
			Heated Area: 1377			HX Base Yr 2011					



COLUMBIA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		35,571		
TOTAL MARKET OB/XF VALUE		8,800		
TOTAL LAND VALUE - MARKET		8,160		
TOTAL MARKET VALUE		52,531		
SOH/AGL Deduction		26,396		
ASSESSED VALUE		26,135		
TOTAL EXEMPTION VALUE		25,000		
BASE TAXABLE VALUE		1,135		
TOTAL JUST VALUE		52,531		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		50,840		
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1078/0090	3/20/2006	WD Q	I	32,000
GRANTOR: WILLIAM J PASCHALL				
GRANTEE: KENNETH EUGENE REDD				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS= W48 S29 E14 N1 E15 S1 E19 N29\$.				

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	200	
TOTAL OB/XF															8,800	

LAND DESCRIPTION																								
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	1.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,160							