LOT 46 FIVE POINTS ACRES S/D.
991-1432, QC 1343-256,

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

2027

17-3S-17-04967-047

BUILDING CHARACTERISTICS

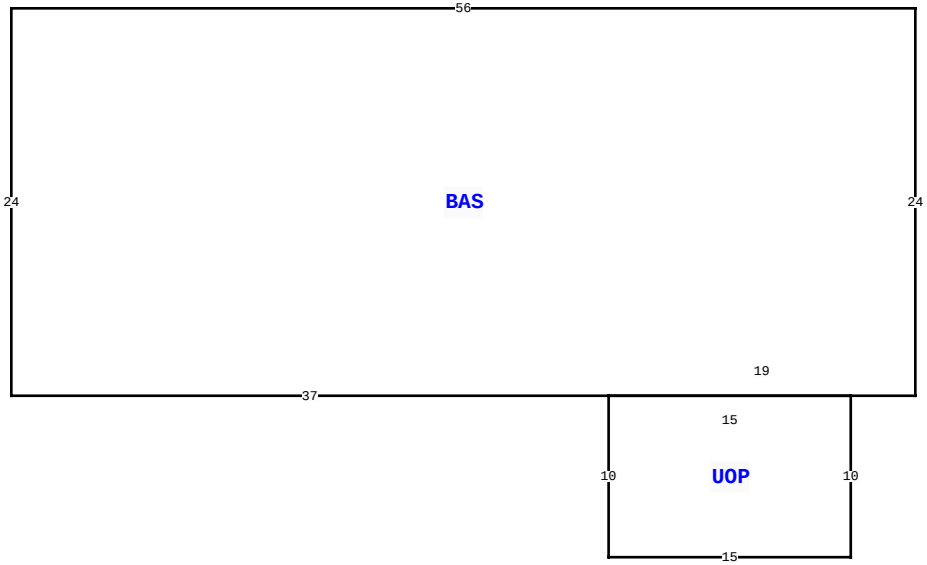
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	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	1,344	100		1,344	28,192
UOP	150	25		38	797
TOTALS	1,494			1,382	28,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,382	87.3990	52.44	72,472	1975	1975	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr



511 NE COLVIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0210	GARAGE U	0	0	24	24	576.00	UT	10.00	10.00	100	0	0	3	100	5,760	
2	0255	MBL HOME S	0	0	14	56	784.00	UT	1.00	1.00	100	1978	1978	3	100	784	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	28,989
TOTAL MARKET OB/XF VALUE	16,544
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	58,033
SOH/AGL Deduction	806
ASSESSED VALUE	57,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,227
TOTAL JUST VALUE	58,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,033

LAND:7:1: WELL & SEPTIC ON LOT 47
LAND:6:1: LOT 48
LAND:5:1: LOT 47
XFOB:1:1: SPARTAN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052046	Electrical Servic	0	01/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0256	8/22/2017	QC	U	I	11	100
GRANTOR: NELLIE HAEGE						
GRANTEE: KENNETH E REDDICK J						
0991/1432	8/12/2003	WD	Q	I	03	55,000
GRANTOR: KENNETH EUGENE REDDIC						
GRANTEE: NELLIE HAEGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E37 UOP= S10 E15 N10 W15$ E19 N24$.

LAND DESCRIPTION

TOTAL OB/XF 16,544

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,500							

REVIEW DATE 01/29/2025 BY TW Total Acres: 1.00 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 11/17/2026 BY SYS