

LOT 25 FIVE POINTS ACRES S/D UNI  
429-703, 657-23, 689-218, 821-22

REEVES RAYMOND GUY  
246 NE CLARA GLEN  
LAKE CITY, FL 32055

**2026**

17-3S-17-04967-085  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Quality	02	02	
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
BAS	672	100	
TOTALS	672		10,940

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	672	64.6000	40.70	27,350	1984	1984	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr											
270 NE CLARA GLN, LAKE CITY											
BLD DATE		LGL DATE		05/12/2026		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		10,940
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		12,500
TOTAL MARKET VALUE		30,440
SOH/AGL Deduction		5,294
ASSESSED VALUE		25,146
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		25,146
TOTAL JUST VALUE		30,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27914	M H	418	06/29/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1010/0001	3/17/2004	WD Q	V			5,000
GRANTOR: GLENN E MUSSELWHITE						
GRANTEE: RAYMOND GUY REEVES						
0821/2203	5/13/1996	WD U	V	35		18,000
GRANTOR: ROETTGER						
GRANTEE: MUSSELWHITE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S12 E56 N12\$.	

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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000

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