LOT 26 FIVE POINTS ACRES S/D UNI

429-703, 657-23, 689-218, 821-22

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

2027

17-3S-17-04967-086

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 07

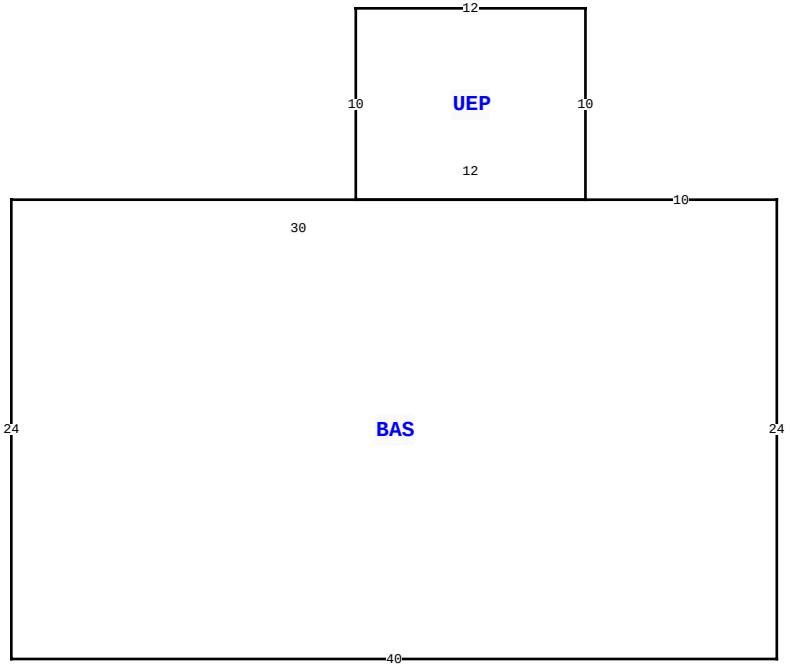
NEIGHBORHOOD/LOC 17317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	25,782
UEP	120	70		84	2,256
TOTALS	1,080			1,044	28,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,044	111.9000	67.14	70,094	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 960 HX Base Yr 2002



246 NE CLARA GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		28,038
TOTAL MARKET OB/XF VALUE		12,160
TOTAL LAND VALUE - MARKET		12,500
TOTAL MARKET VALUE		52,698
SOH/AGL Deduction		23,239
ASSESSED VALUE		29,459
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,459
TOTAL JUST VALUE		52,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0929/1752	6/21/2001	WD	Q	I		42,000
GRANTOR: G MUSSELWHITE						
GRANTEE: RAYMOND REEVES						
0821/2203	5/13/1996	WD	U	V	35	18,000
GRANTOR: ROETTGER						
GRANTEE: MUSSELWHITE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UEP= N10 W12 S10 E12$ W30 S24 E40 N24$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1997	1997	3	100	400	
2	0040	BARN,POLE	0	100	20	20	280.00	UT	2.00	2.00	100	1997	1997	3	100	560	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 12,160

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	100		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 08/13/2015 BY DF Total Acres: 1.00 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 11/17/2026 BY SYS