LOT 10 BLOCK 5 SHADY OAKS
ACRES UNIT 2 ADDITION.
965-1621, WD 1016-1535.

FORD REGINALD L JR/FORD CHERRIE G
152 SW GREMLIN WAY
LAKE CITY, FL 32024

2027

20-4S-16-03079-069

BUILDING CHARACTERISTICS

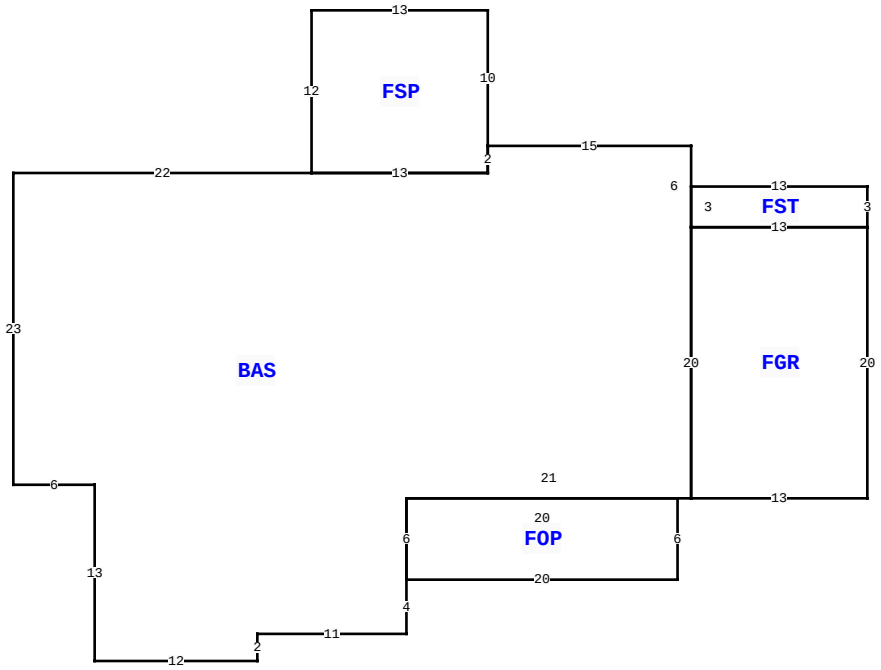
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		20416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,478	100		1,478	168,970
FGR	260	55		143	16,348
FOP	120	30		36	4,116
FSP	156	40		62	7,088
FST	39	55		21	2,401
TOTALS	2,053			1,740	198,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,740	128.3100	141.14	245,584	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2008 Heated Area: 1478 HX Base Yr 2008



152 SW GREMLIN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	0166	CONC,PAVMT	0	100	10	58	580.00	UT	3.00	3.00	100	2006	2006	3	100	1,740	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		198,923
TOTAL MARKET OB/XF VALUE		4,740
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		229,663
SOH/AGL Deduction		74,026
ASSESSED VALUE		155,637
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,226
TOTAL JUST VALUE		229,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24415	SFR	438	04/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1171/0548	3/26/2009	QC	U	I	11	100
GRANTOR: REGINALD L FORD						
GRANTEE: REGINALD L & CHERRI						
1114/1344	3/19/2007	WD	Q	I		168,000
GRANTOR: SHIRLEY HITSON						
GRANTEE: REGINALD FORD JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N10 W13 S12 E13 N2$ S2 W13 W22 S23 E6 S13 E12 N2 E11 N4 FOP= E20 N6 W20 S6$ N6 E21 FGR= E13 N20 W13 S20$ N20 FST= E13 N3 W13 S3$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 4,740

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	0100	C	SFR	100		RSF-	105.00	140.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 04/22/2025 BY KS Total Acres: 0.34 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS