

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

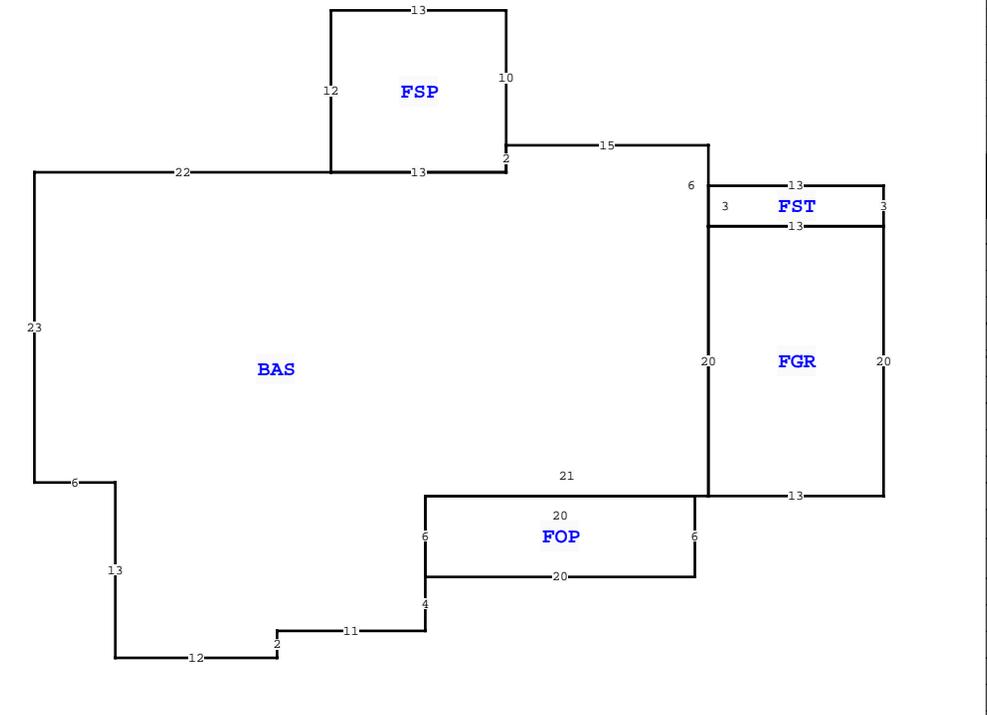
2026

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 Floor	12	HARDWOOD 80
Interior Floor	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

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	143.71	250,055	2006	2006	0	0	19.00	81.00	

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	202,545	
TOTAL MARKET OB/XF VALUE	4,740	
TOTAL LAND VALUE - MARKET	26,000	
TOTAL MARKET VALUE	233,285	
SOH/AGL Deduction	82,181	
ASSESSED VALUE	151,104	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	99,693	
TOTAL JUST VALUE	233,285	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	235,785	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,478	100		1,478	172,046
FGR	260	55		143	16,646
FOP	120	30		36	4,191
FSP	156	40		62	7,217
FST	39	55		21	2,445
TOTALS	2,053			1,740	202,545

152 SW GREMLIN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

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
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GRANTOR: SHIRLEY HITSON
GRANTEE: REGINALD FORD JR

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	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	

BUILDING NOTES													
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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																								
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	0100	C	SFR	100		RSF	1105.00	140.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							