

COMM SW COR OF SW1/4 OF NE1/4,
 RUN E 500.05 FT, N 30.02 FT TO
 N LINE OF CO RD FOR POB, CONT

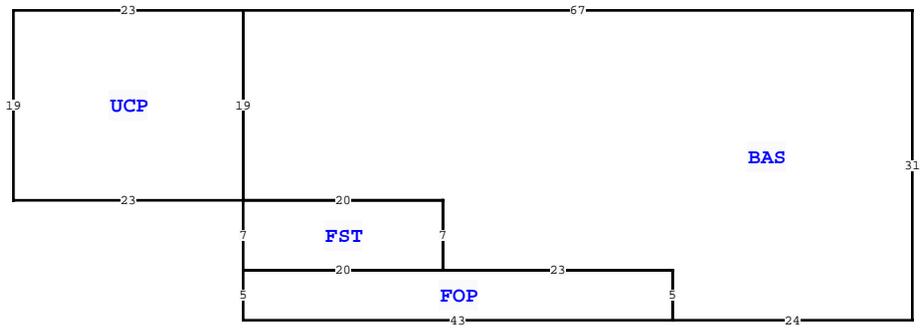
REYNOLDS MELBA CLEMENTS
 129 SW AUDREY WAY
 LAKE CITY, FL 32024

2026

24-4S-16-03103-012


| BUILDING CHARACTERISTICS | | |
|--------------------------|-----------|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 90 |
| Interior Floor | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.1 | 1.100 |
| Architectual Units | 05 | CONV 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 24416.020 | 1.00/ |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,950 | 115.2360 | 131.37 | 256,172 | 1976 | 1976 | 0 | 0 | 35.00 | 65.00 | | |
| 1 SINGLE FAM 100% - 0 Heated Area: 1722 HX Base Yr | | | | | | | | | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,722 | 100 | | 1,722 | 147,042 |
| FOP | 215 | 30 | | 64 | 5,465 |
| FST | 140 | 55 | | 77 | 6,575 |
| UCP | 437 | 20 | | 87 | 7,429 |
| TOTALS | 2,514 | | | 1,950 | 166,512 |

129 SW AUDREY WAY, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 |
| INC DATE | | AG DATE | MLU |

| 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 5,000 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,670 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 35 | 37 | 1,295.00 | UT | 1.20 | 1.20 | 100 | 1993 | 1993 | 3 | 100 | 1,554 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 20 | 36 | 720.00 | UT | 2.00 | 2.00 | 50 | 1993 | 1993 | 3 | 50 | 720 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 400 | |

| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 2 |
|---------------------------|-------------|-----|--------|-----------------|---|
| VALUATION SUMMARY | | | | | |
| VALUATION BY | | | | STANDARD | |
| Tax Group: 2 | | | | Tax Dist: | |
| BUILDING MARKET VALUE | | | | 166,512 | |
| TOTAL MARKET OB/XF VALUE | | | | 9,344 | |
| TOTAL LAND VALUE - MARKET | | | | 35,000 | |
| TOTAL MARKET VALUE | | | | 210,856 | |
| SOH/AGL Deduction | | | | 97,391 | |
| ASSESSED VALUE | | | | 113,465 | |
| TOTAL EXEMPTION VALUE | | | | HX HB WX 56,411 | |
| BASE TAXABLE VALUE | | | | 57,054 | |
| TOTAL JUST VALUE | | | | 210,856 | |
| NCON VALUE | | | | 0 | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 207,928 | |
| LAND:1:1: 1.03 AC. | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1377/1062 | 1/29/2019 | LE U | I | 14 | | 100 |
| GRANTOR: MELBA LOUISE REYNOLDS | | | | | | |
| GRANTEE: CINDY KELLY & TRACY | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W67 UCP= W23S19 E23 N19S S19 FST= S7 E20 N7 W20 E S20S7 FOP= W20 S5 E43 N5 W23S E23 S5 E24 N31S. | |

| 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 | 0100 | C | SFR | 100 | | A-1 | 224.00 | 201.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |