

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

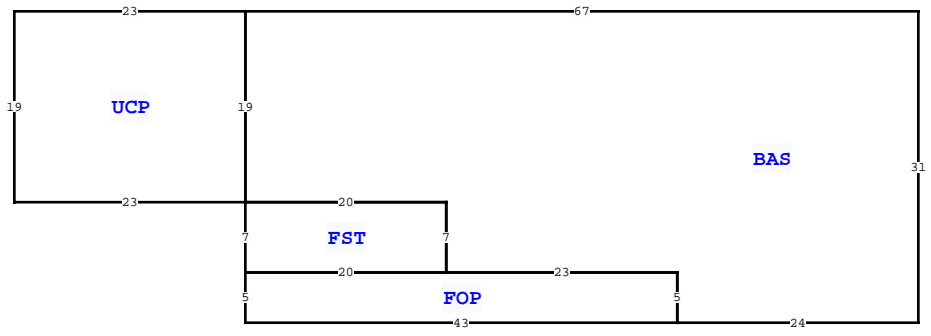
REYNOLDS MELBA CLEMENTS
 129 SW AUDREY WAY
 LAKE CITY, FL 32024

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. 100
Architectual	05	CONV 100
Units		0 100
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/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,722	100
FOP	215	30
FST	140	55
UCP	437	20
TOTALS	2,514	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100% - 0		129.06	251,667	1976	1976		0	0	35.00	65.00
Heated Area: 1722 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			163,584
TOTAL MARKET OB/XF VALUE			9,344
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			207,928
SOH/AGL Deduction			94,463
ASSESSED VALUE			113,465
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			57,054
TOTAL JUST VALUE			207,928
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 / V / 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 S E20S7 FOP= W20 S5 E43 N5 W23S E23 S5 E24 N31S.			

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	100	0	0	3	100	5,000		
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,670		
3	0166	CONC,PAVMT	0	100	35	37	1,295.00	UT	1.20	100	1993	1993	3	100	1,554		
4	0252	LEAN-TO W/	0	100	20	36	720.00	UT	2.00	50	1993	1993	3	50	720		
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	400		
TOTALS													2,514		1,950	163,584	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							