

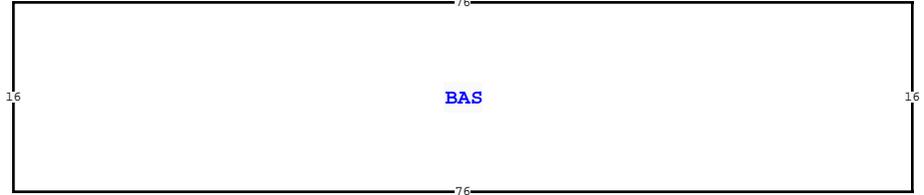
COMM SW COR OF NE1/4 OF SE1/4, E
 LINE OF MADELIENE ST, CONT E 324
 N 158.75 FT E 294.15 FT, S 158.7

REYNOLDS MARION ELAINE
 109 NW MADELIENE TER
 LAKE CITY, FL 32055

2026

28-3S-16-02366-034


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	06
NEIGHBORHOOD/LOC	28316.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		74,625

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,216	118.7000	111.58	135,681	1995	2000		0	0	45.00
1 MANUF 1 100% - 2024 Heated Area: 1216 HX Base Yr 2024											
											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			74,625
TOTAL MARKET OB/XF VALUE			9,200
TOTAL LAND VALUE - MARKET			8,346
TOTAL MARKET VALUE			92,171
SOH/AGL Deduction			640
ASSESSED VALUE			91,531
TOTAL EXEMPTION VALUE	HX HB WX SX	91,531	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			92,171
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			92,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37657	RECONNECT	75	01/22/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/18	1/31/2023	LE U		I	14	100
GRANTOR: REYNOLDS MARION E						
GRANTEE: JOHNSON ELLA MAE PA						
1482/2531	1/13/2023	WD Q		I	01	80,000
GRANTOR: DOWNS DONALD						
GRANTEE: REYNOLDS MARION ELA						

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1997	1997	3	100	1,200	
2	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	400	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	600	

TOTAL OB/XF												9,200												
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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.07	AC		1.00	1.00	0.60	13,000.00	7,800.00	8,346							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S16 E76 N16\$.	