

COMM INTERS N LINE OF SEC & W R/
ALONG R/W 210 FT FOR POB, CONT S
W 324.56 FT, N 157.50 FT, E 231.

PEGRAM BENNIE MAE JONES REEVES
2421 CUMBERLAND CLIFF DR
RUSKIN, FL 33570

2026

34-2S-16-01841-006


ELEMENT		CD	BUILDING CHARACTERISTICS		
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	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		
Stories	1.	1.	100		
Architectural	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		03	
NEIGHBORHOOD/LOC	34216.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	23,618
UOP	128	25		32	875
TOTALS	992			896	24,493

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	896	113.9000	68.34	61,233	1996	1995	0	0	60.00	40.00
1 MOBILE HME		0% - 0	Heated Area: 864		HX Base Yr						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	24,493		
TOTAL MARKET OB/XF VALUE	8,200		
TOTAL LAND VALUE - MARKET	12,000		
TOTAL MARKET VALUE	44,693		
SOH/AGL Deduction	4,302		
ASSESSED VALUE	40,391		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	40,391		
TOTAL JUST VALUE	44,693		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	42,193		
SALE:1:1: 1 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0744/1282	12/01/1989	WD	U	V		5,000
GRANTOR: PARNELL						
GRANTEE: BENNIE JONES						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00
2	0296	SHED METAL	1,200.00

TOTAL OB/XF											
167 NW WHITEWATER GLN, LAKE CITY											
BLD DATE		LGL DATE	05/07/2026	MLU							
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W36 S24 E36 N8 UOP= E8 N16 W8 S16\$ N16\$.											

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							