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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

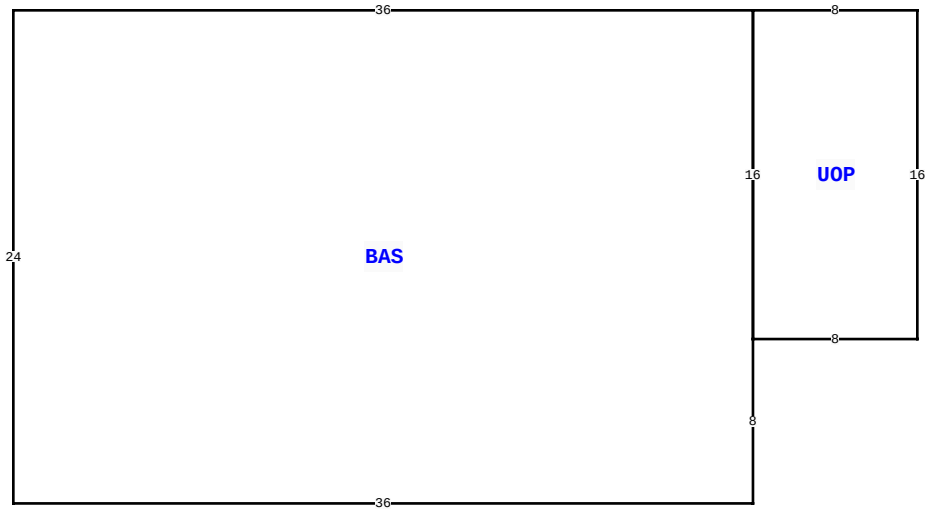
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
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 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	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 864 HX Base Yr



167 NW WHITEWATER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,493
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	9,500
TOTAL MARKET VALUE	42,193
SOH/AGL Deduction	1,802
ASSESSED VALUE	40,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,391
TOTAL JUST VALUE	42,193
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

BUILDING NOTES

BUILDING DIMENSIONS

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

EXTRA FEATURES

LN	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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 8,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	9,500.00	9,500.00	9,500							

REVIEW DATE 02/15/2023 BY KS Total Acres: 1.00 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 03/27/2026 BY SYS