COMM INTERS OF E LINE OF SE1/4
OF NW1/4 & N R/W OF US-90, RUN
W 83 FT FOR POB, CONT W 67 FT,

REDD JOSEPH S/REDD SANDRA L
3331 E US HIGHWAY 90
LAKE CITY, FL 32055

2026

35-3S-17-07326-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

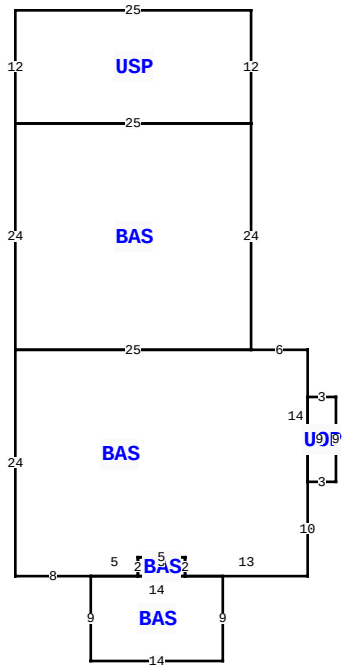
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10	100		10	638
BAS	126	100		126	8,041
BAS	600	100		600	38,290
BAS	734	100		734	46,842
UOP	27	20		5	319
USP	300	35		105	6,701
TOTALS	1,797			1,580	100,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,580	86.1241	98.18	155,124	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1470 HX Base Yr 2002



3331 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		100,831
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		8,750
TOTAL MARKET VALUE		110,481
SOH/AGL Deduction		49,917
ASSESSED VALUE		60,564
TOTAL EXEMPTION VALUE	HX HB	35,564
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045810	Roof Replacement	2,000	10/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0935/1542	9/18/2001	TD	Q	I		45,000
GRANTOR: EARL & ANNA K WATERS						
GRANTEE: JOSEPH & SANDRA RED						
0733/0221	10/11/1990	QC	Q	I	02	0
GRANTOR: HERMESMAN						
GRANTEE: EARL WATERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 BAS= N24 USP= N12 W25 S12 E25$ W25 S24 E25$ W25 S24 E8 BAS= S9 E14 N9 W14$ E5 BAS= E5 N2 W5 S2$ N2 E5 S2 E13 N10 UOP= E3 N9 W3 S9$ N14$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 900

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	0100	C	SFR	100			0.00	0.00	0.35	AC		1.00	1.00	1.00	25,000.00	25,000.00	8,750							

REVIEW DATE 05/03/2023 BY jerry Total Acres: 0.35 Total Land Value: 8,750 Market: 0 Agricultural: 0 Common: 8,750 PRINTED 05/08/2026 BY SYS