LOT 5 BLK D BRENT HEIGHTS S/D.
746-1524, 778-49, 817-2251, 914-

REED TIMOTHY LAVAUGHN/REED MARALISA MICHELLE
168 SE BRITT PLACE
LAKE CITY, FL 32025

2027

35-4S-17-09033-165

BUILDING CHARACTERISTICS

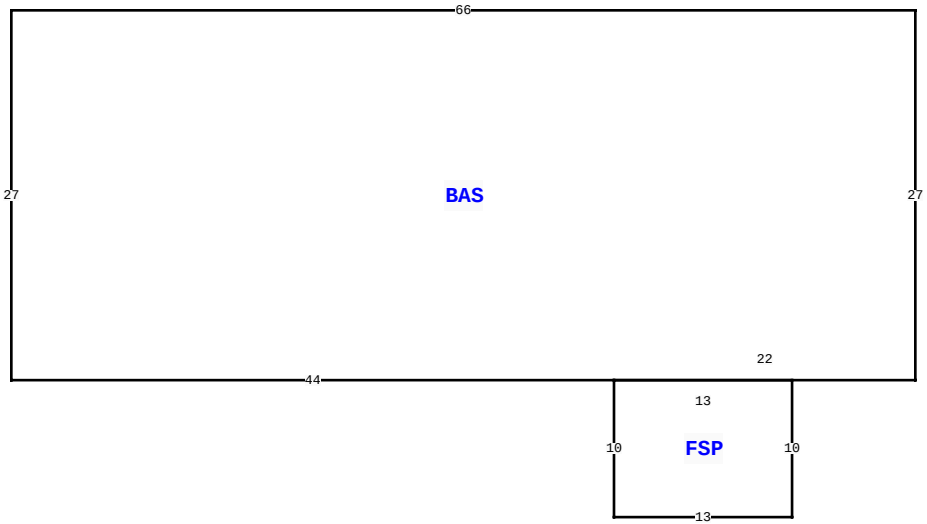
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	35417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	48,285
FSP	130	40		52	1,409
TOTALS	1,912			1,834	49,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,834	112.9000	67.74	124,235	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1782 HX Base Yr



168 SE BRITT PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	50	1992	1992	3	50	600	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,694
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	75,694
SOH/AGL Deduction	9,532
ASSESSED VALUE	66,162
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,162
TOTAL JUST VALUE	75,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9640	M H	125	04/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/0333	2/23/2016	AG	U	I	40	53,000
GRANTOR: BRUCE PERRY						
GRANTEE: TIMOTHY L & MARALIS						
1267/2250	12/18/2013	WD	U	I	12	13,000
GRANTOR: US BANK NA AS TRUSTEE						
GRANTEE: BRUCE PERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E44 FSP= S10 E13 N10 W13$ E22 N27$.

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 07/12/2017 BY DF Total Acres: 0.51 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS