

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

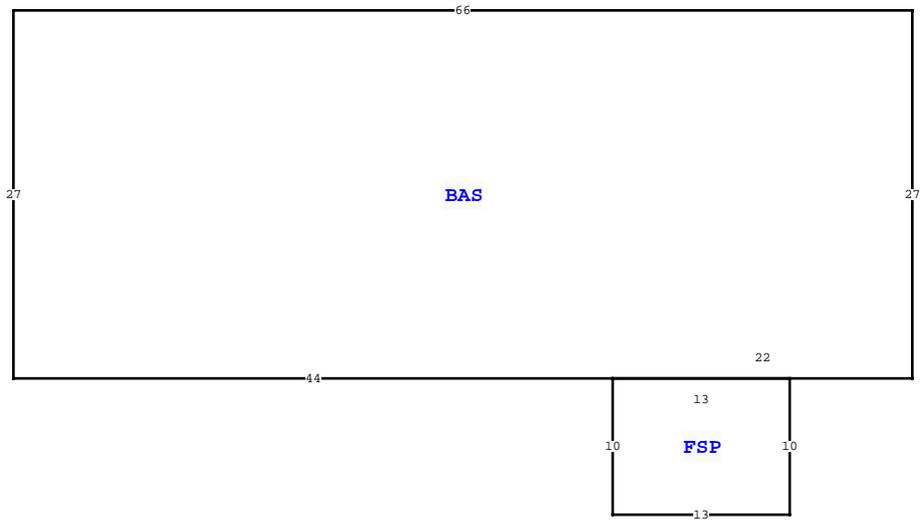
REED TIMOTHY LAVAUGHN/REED MARALISA MICHELLE  
168 SE BRITT PLACE  
LAKE CITY, FL 32025

**2026**

35-4S-17-09033-165  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
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		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
<b>TOTALS</b>	<b>1,912</b>			<b>1,834</b>	<b>49,694</b>

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	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1782 HX Base Yr											



VALUATION SUMMARY		STANDARD
VALUATION BY		
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		15,547
ASSESSED VALUE		60,147
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		60,147
TOTAL JUST VALUE		75,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,194

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	U	I	40	53,000
GRANTOR: BRUCE PERRY						
GRANTEE: TIMOTHY L & MARALIS						
1267/2250	12/18/2013	WD U	U	I	12	13,000
GRANTOR: US BANK NA AS TRUSTEE						
GRANTEE: BRUCE PERRY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	50
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2026	MLU				
168 SE BRITT PL, LAKE CITY											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W66 S27 E44 FSP= S10 E13 N10 W13 E22 N27 S.											

LAND DESCRIPTION												TOTAL OB/XF												
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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							