N DIV: LOTS 78,79,84, & 85 BLOCK
ADAMS S/D.

REED FREDRICK HENRY/REED CAROL ANN
468 NE WASHINGTON ST
LAKE CITY, FL 32055

2026

00-00-00-11801-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

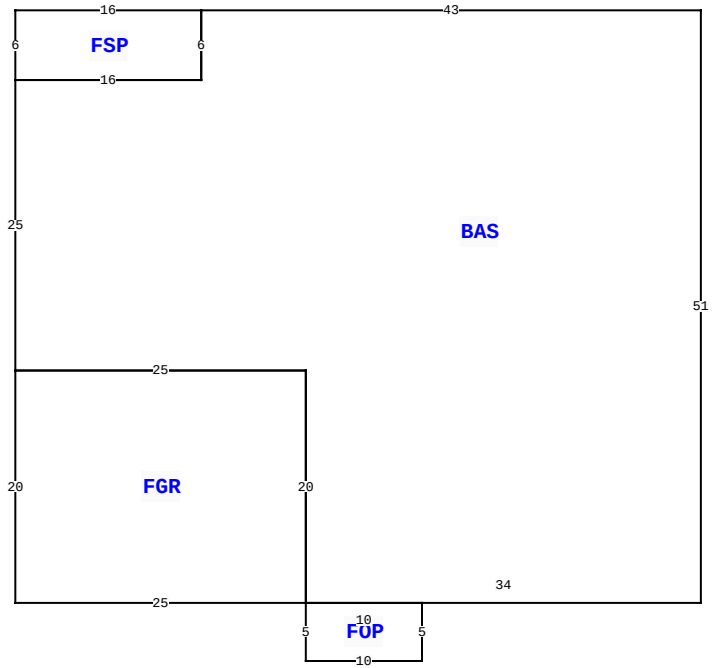
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 830317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,413	100		2,413	237,978
FGR	500	55		275	27,121
FOP	50	30		15	1,480
FSP	96	40		38	3,748
TOTALS	3,059			2,741	270,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,741	112.8960	126.44	346,572	2013	2013	10	0	0	12.00	78.00

4 SINGLE FAM 100% - 2014 Heated Area: 2413 HX Base Yr 2014



459 NE LEON ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		270,326
TOTAL MARKET OB/XF VALUE		17,880
TOTAL LAND VALUE - MARKET		10,489
TOTAL MARKET VALUE		298,695
SOH/AGL Deduction		62,093
ASSESSED VALUE		236,602
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,880
TOTAL JUST VALUE		298,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-137	STORAGE	231	03/17/2020
78	SFR	700	03/18/2013
519	DEMOLISH	25	11/06/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/2537	4/16/2018	TD	U	I	18	8,700
GRANTOR: CLERK OF COURT						
GRANTEE: FREDRICK HENRY & CA						
1252/1055	4/03/2013	WD	U	V	30	0
GRANTOR: ANNIE MAE REED						
GRANTEE: FREDRICK HENRY REED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FSP= W16 S6 E16 N6$ S6 W16 S25 FGR= S20 E25 N20 W25$ E25 S20 FOP= S5 E10 N5 W10$ E34 N51$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0166	CONC,PAVMT	0	100	0	0	2,330.00	UT	2.00	2.00	100	2013	2013	3	100	4,660	
3	0031	BARN,MT AE	0	100	30	46	1,380.00	UT	9.00	9.00	100	2021	2020		100	12,420	

LAND DESCRIPTION

TOTAL OB/XF 17,880

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		*RO	52.00	210.00	16,335.00	SF		1.00	1.00	0.95	0.50	0.48	7,759							
2	0100	C	SFR	100		*RO	52.00	105.00	5,460.00	SF		1.00	1.00	1.00	0.50	0.50	2,730							

REVIEW DATE 12/09/2020 BY HC Total Acres: 0.50 Total Land Value: 10,489 Market: 0 Agricultural: 0 Common: 10,489 PRINTED 11/07/2025 BY SYS