W DIV: LOT 1 BLOCK A CHATHAM'S
ORB 473-468, 820-1777, 973-46.

REEVES TERRY LEE/REEVES LYNETTE M
375 NW HAMILTON ST
LAKE CITY, FL 32055

2026

00-00-00-12284-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

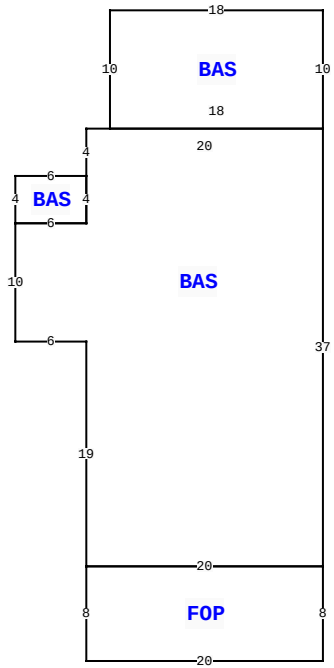
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	24	100		24	1,957
BAS	180	100		180	14,676
BAS	800	100		800	65,229
FOP	160	30		48	3,914
TOTALS	1,164			1,052	85,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,052	111.9960	125.44	131,963	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1004 HX Base Yr 2005



375 NW HAMILTON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		85,776
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		4,940
TOTAL MARKET VALUE		91,016
SOH/AGL Deduction		41,524
ASSESSED VALUE		49,492
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,492
TOTAL JUST VALUE		91,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
312	MAINT/ALTR	50	08/26/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1032/2719	12/13/2004	QC	Q	I	01	100
GRANTOR: MARGARET VERGAUWEN						
GRANTEE: TERRY LEE & LYNETTE						
0820/1777	4/01/1996	WD	Q	I		15,000
GRANTOR: GLADYS G THOMPSON, GR						
GRANTEE: THOMAS A & SHELLY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W18 S10 E18$ BAS= W20 S4 BAS= W6 S4 E6 N4$ S4 W6 S10 E6 S19 FOP= S8 E20 N8 W20$ E20 N37 $.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 300

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		*RSF-3	0.00	0.00	5,200.00	SF		1.00	1.00	1.00	0.95	0.95	4,940							

REVIEW DATE 08/25/2016 BY DF Total Acres: 0.12 Total Land Value: 4,940 Market: 0 Agricultural: 0 Common: 4,940 PRINTED 11/20/2025 BY SYS