C DIV: BEG AT A POINT 75 FT W OF OF BLOCK 42, RUN S 105 FT, W 65 FT, E 65 FT TO POB.

REEVES LINDA G
17649 47TH DR
WELLBORN, FL 32094

2026

00-00-00-12760-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

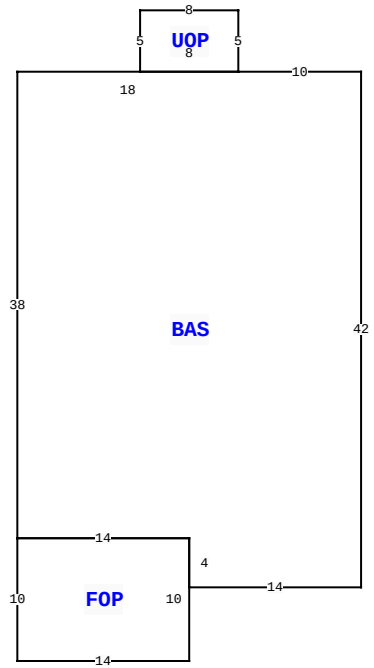
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	66,532
FOP	140	30		42	2,495
UOP	40	20		8	475
TOTALS	1,300			1,170	69,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,170	81.6000	91.39	106,926	1930	1930	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr



168 SW SAINT JOHNS 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	69,502
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	11,944
TOTAL MARKET VALUE	81,446
SOH/AGL Deduction	0
ASSESSED VALUE	81,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,446
TOTAL JUST VALUE	81,446
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,446

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0774/0001	4/27/1993	WD	Q	I	02	0
GRANTOR: JUDY GRIFFIN						
GRANTEE: LINDA REEVES						
0640/0642	1/04/1988	AD	Q	I		25,000
GRANTOR: GRIFFIN WADE ETAL						
GRANTEE: CARTWRIGHT EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N5 W8 S5 E8$ W18 S38 FOP= S10 E14 N10 W14$E14 S4 E14 N42$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		*RO	65.00	105.00	6,825.00	SF		1.00	1.00	1.00	1.75	1.75	11,944							

REVIEW DATE 11/03/2016 BY DF Total Acres: 0.16 Total Land Value: 11,944 Market: 0 Agricultural: 0 Common: 11,944 PRINTED 11/18/2025 BY SYS