E DIV: LOT 8 OPALS ADDITION.

676-677 JTWRS, DC 1100-856, PB 1

REED DONALLE S
977 SE BROCK GLN
LAKE CITY, FL 32025

2026

00-00-00-12947-000

BUILDING CHARACTERISTICS

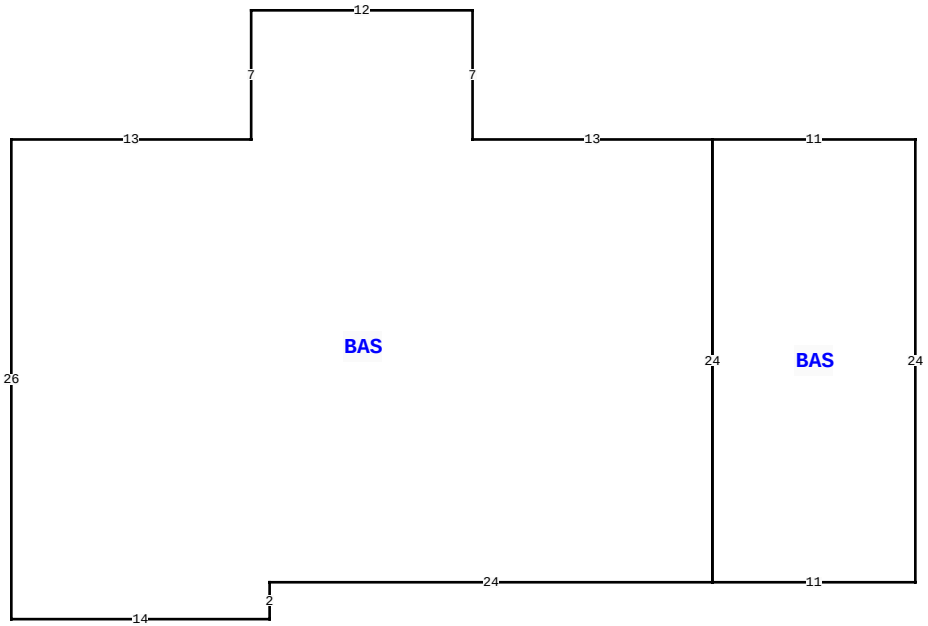
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	04	SINGLE SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	15,971
BAS	1,024	100		1,024	61,948
TOTALS	1,288			1,288	77,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,288	83.0960	93.07	119,874	1952	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1288 HX Base Yr



977 SE BROCK GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	77,918
TOTAL MARKET OB/XF VALUE	1,560
TOTAL LAND VALUE - MARKET	7,674
TOTAL MARKET VALUE	87,152
SOH/AGL Deduction	374
ASSESSED VALUE	86,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,778
TOTAL JUST VALUE	87,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00540			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1194/2781	5/21/2010	WD	Q	I	01	58,500

GRANTOR: GEORGIA UMSTEAD & LEE

GRANTEE: DONALLE S REED

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N7 W12 S7 W13 S26 E14 N2 E24 BAS= E11 N24 W11 S24$ N24$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	80	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
4	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	

LAND DESCRIPTION

TOTAL OB/XF 1,560

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		*RSF	-370.00	115.00	8,078.00	SF		1.00	1.00	1.00	0.95	0.95	7,674							

REVIEW DATE 09/11/2024 BY JS Total Acres: 0.19 Total Land Value: 7,674 Market: 0 Agricultural: 0 Common: 7,674 PRINTED 12/31/2025 BY SYS