

LOT 21 SOUTHWOOD MEADOWS S/D.
769-2169, 829-1729, 891-43, 891-

REED RICHARD/BACON KATHY
130 SW ERIN GLN
LAKE CITY, FL 32024-4947

2026

01-5S-16-03405-121

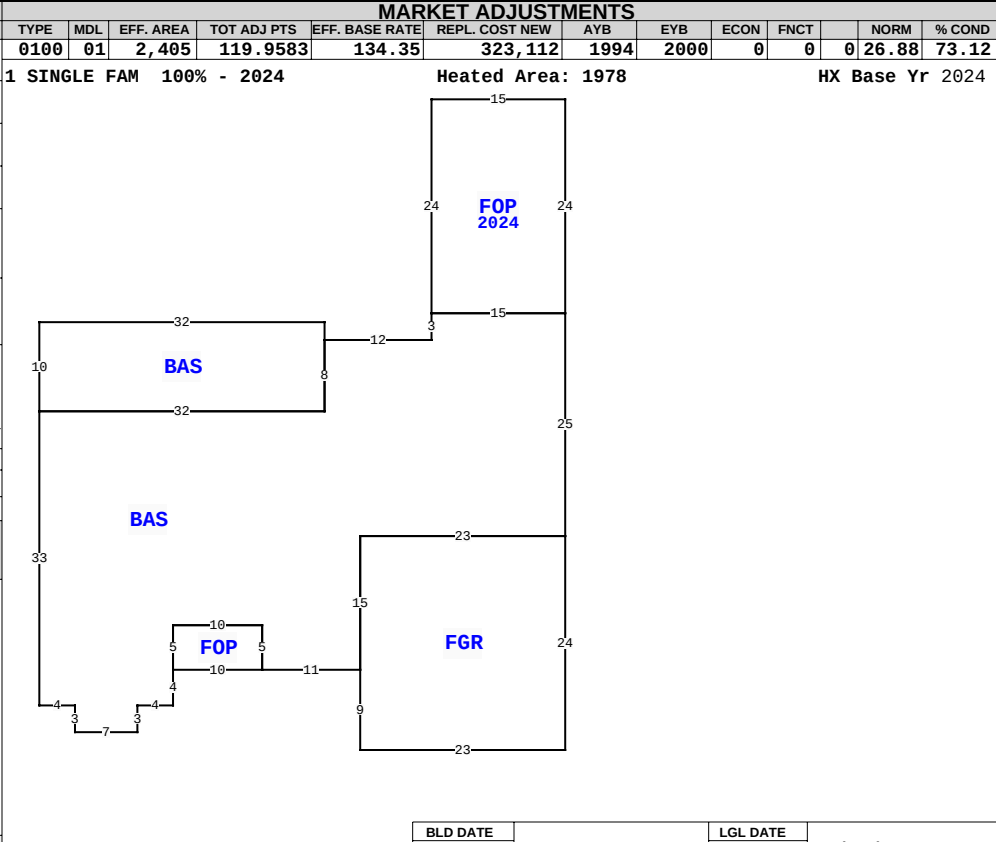


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	31,436
BAS	1,658	100		1,658	162,876
FGR	552	55		304	29,864
FOP	50	30		15	1,473
FOP	360	30	2024	108	10,610
TOTALS	2,940			2,405	236,259

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0169	FENCE/WOOD	0	100	0	0	176.00	UT	7.50
3	0166	CONC, PAVMT	0	100	0	0	580.00	UT	2.25
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00



130 SW ERIN GLN, LAKE CITY	BLD DATE	LGL DATE	04/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		236,259	
TOTAL MARKET OB/XF VALUE		4,325	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		270,584	
SOH/AGL Deduction		60,391	
ASSESSED VALUE		210,193	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		154,471	
TOTAL JUST VALUE		270,584	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		274,074	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7756	SFR	51,000	11/03/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/1104	4/03/2023	WD	Q	I	01	299,000
GRANTOR: REIFERS LAURIE A						
GRANTEE: REED RICHARD						
0985/2513	6/06/2003	WD	Q	I		135,500
GRANTOR: FRONTIER CAPITAL						
GRANTEE: LAURIE A REIFERS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W15 S3 W12 S8 W32 S33 E4 S3 E7 N3 E4 N4 N5 E10 S5 E11 N15 E23 N25 \$									
FGR=[ORIG=-23,40] S9 E23 N24 W23 S15 \$									
BAS=[ORIG=-27,3] N2 W32 S10 E32 N8 \$									
FOP=[ORIG=-44,40] E10 N5 W10 S5 \$									
FOP=[YR=2024;ORIG=-15,0] N24 E15 S24 W15 \$									

LAND DESCRIPTION									
TOTAL OB/XF									
4,325									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00