LOT 5 UNIT 4 MAY-FAIR S/D & BEG
RUN N 181.46 FT TO S R/W ZIERKE
R/W 15 FT, SW 181.46 FT, NW 15 F

REITER TERRY L/REITER JULE M
225 SW FRITZ GLN
LAKE CITY, FL 32024

2026

02-4S-16-02911-405

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

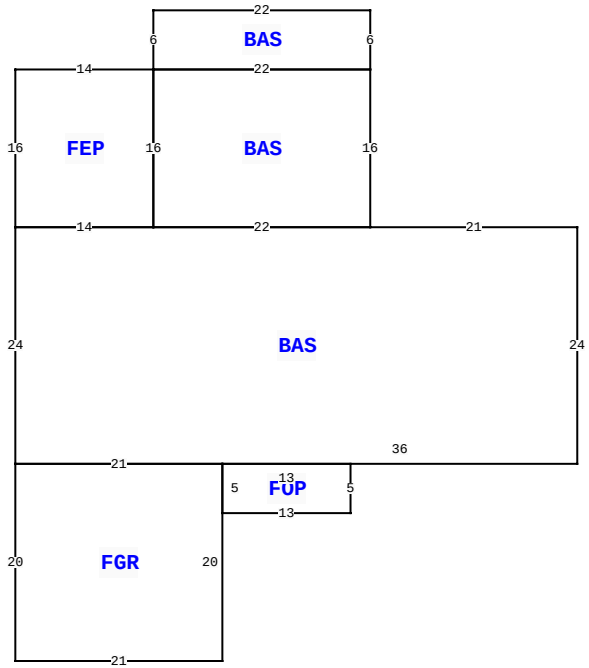
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	132	100		132	11,018
BAS	352	100		352	29,380
BAS	1,368	100		1,368	114,184
FEP	224	80		179	14,941
FGR	420	55		231	19,281
FOP	65	30		20	1,669
TOTALS	2,561			2,282	190,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	109.9980	123.20	281,142	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 100% - 1996 Heated Area: 1852 HX Base Yr 1996



225 SW FRITZ GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		190,474
TOTAL MARKET OB/XF VALUE		4,565
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		265,039
SOH/AGL Deduction		96,227
ASSESSED VALUE		168,812
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,090
TOTAL JUST VALUE		265,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18912	ADDN SFR	104	11/01/2001
10024	SFR	230	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0978/0405	1/30/2003	WD	Q	V		15,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: TERRRY & JULIE REIT						
0812/1165	10/24/1995	WD	U	I	32	77,600
GRANTOR: PETER GIEBEIG						
GRANTEE: TERRY REITER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 BAS= N16 BAS= N6 W22 S6 E22$ W22 S16 E22$ W22 FEP= N16 W14 S16 E14$ W14 S24 FGR= S20 E21 N20W21$ E21 FOP= S5 E13N5 W13$ E36 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	100	0	0	1,571.00	UT	1.50	1.50	100	1995	1995	3	100	2,357	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
3	0294	SHED WOOD/	0	100	12	16	1,440.00	UT	0.70	0.70	100	1995	1995	3	100	1,008	

LAND DESCRIPTION

TOTAL OB/XF 4,565

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/25/2023 BY JB Total Acres: 1.06 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/19/2025 BY SYS