LOT 6 BLOCK 7 LAKE FOREST S/D
UNIT 3.

REID CLARENCE L
9319 WOOD CREEK CIR
FREDERICKSBERG, VA 22407-9279

2026

06-4S-17-07912-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

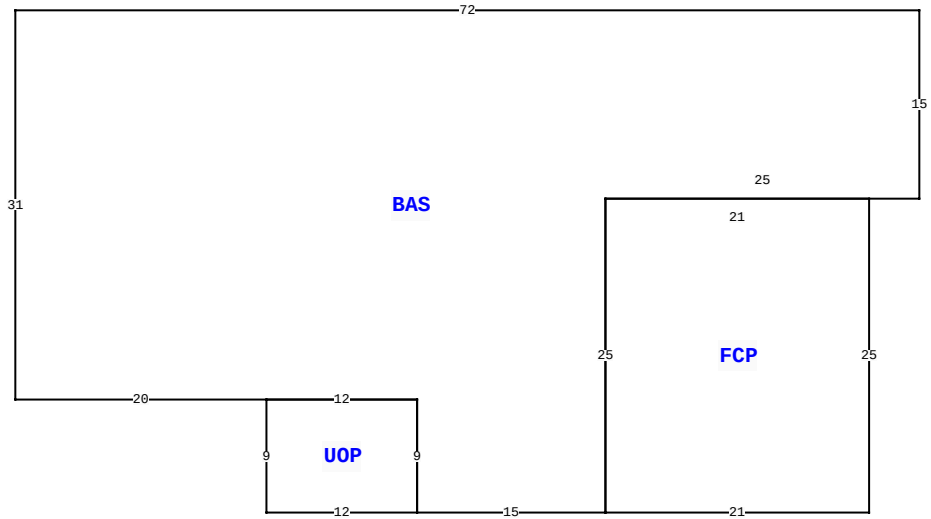
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	06	BD/BATTEN 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100		1,967	158,348
FCP	525	25		131	10,546
UOP	108	20		22	1,771
TOTALS	2,600			2,120	170,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,120	110.5830	123.85	262,562	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1967 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

1135 SW LAKE MONTGOMERY AVE, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	170,665
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	190,865
SOH/AGL Deduction	0
ASSESSED VALUE	190,865
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,865
TOTAL JUST VALUE	190,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
356	MAINT/ALTR	50	09/24/2014
32075	RECONNECT	75	06/27/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1143/1486	2/15/2008	WD	Q	I		138,000
GRANTOR: JEANETTE A GLOWACKI						
GRANTEE: CLARENCE L REID						
1143/1484	8/18/2007	WD	Q	I	01	100
GRANTOR: LINDA M HENDERSON & S						
GRANTEE: JEANETTE A GLOWACKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S31 E20 UOP= S9 E12N9 W12$ E12 S9 E15 FCP= E21 N25 W21 S25$ N25 E25 N15$.

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	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	-298.00	133.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/11/2025 BY SYS