COMM NE COR OF NW1/4 OF SW1/4, R
FOR POB, RUN S 1331.45 FT, W 437
FT, E 362.18 FT, N 362.18 FT, E

REED JANIE L
745 SW ENGLISH ST
LAKE CITY, FL 32025

2026

15-5S-17-09250-003

BUILDING CHARACTERISTICS

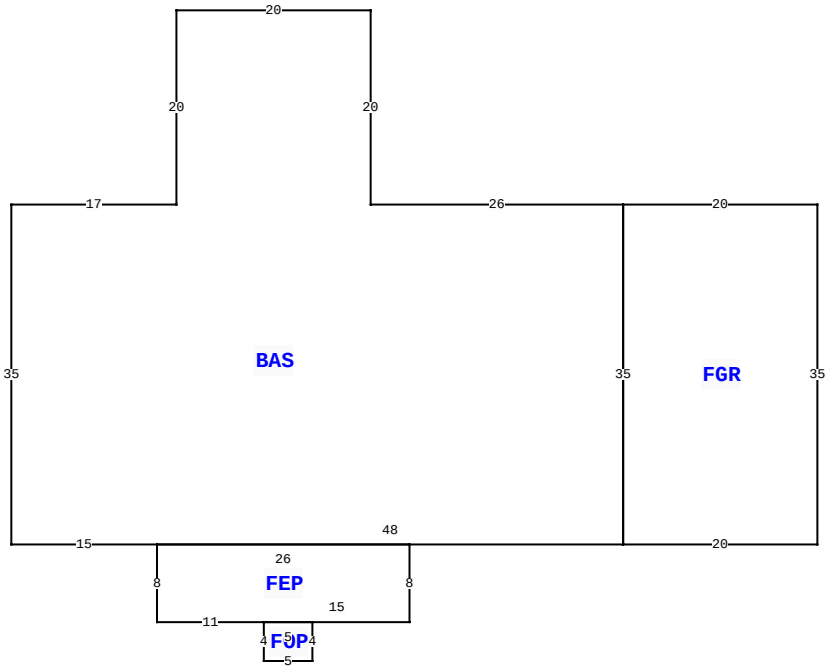
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,605	100		2,605	172,238
FEP	208	80		166	10,976
FGR	700	55		385	25,455
FOP	20	30		6	397
TOTALS	3,533			3,162	209,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,162	90.8200	101.72	321,639	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2605 HX Base Yr



741 SW ENGLISH ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,065
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		312,065
SOH/AGL Deduction		120,806
ASSESSED VALUE		191,259
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		135,537
TOTAL JUST VALUE		312,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043052	Mobile Home		10/27/2021
30274	M H	325	04/12/2012
17806	M H	125	01/08/2001
002336	SFR	43,000	04/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0654/0242	4/23/1988	WD	Q	V		27,500

GRANTOR: TYLER INVESTMENTS
GRANTEE: REED JAMES H

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N20 W20 S20 W17 S35 E15 FEP= S8 E11 FOP= S4 E5 N4 W5$ E15 N8 W26$E48 FGR= E20 N35 W20 S35$ N35$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 11/30/2021 BY JB Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/19/2025 BY SYS