COMM NE COR OF SW1/4 OF SW1/4,
RUN S 167.77 FT FOR POB, RUN W
277.81 FT, S 167.80 FT, E PROX

REED CLINTON
314 NW REED CT
WHITE SPRINGS, FL 32096

2026

21-2S-16-01676-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

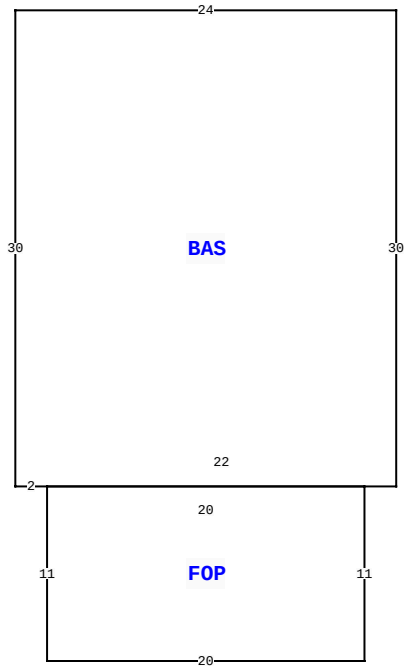
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	21216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	40,505
FOP	220	30		66	3,713
TOTALS	940			786	44,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	786	77.2740	86.55	68,028	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 720 HX Base Yr 2006



319 NW REED CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		44,218
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		5,700
TOTAL MARKET VALUE		51,718
SOH/AGL Deduction		20,695
ASSESSED VALUE		31,023
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,023
TOTAL JUST VALUE		51,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041524	Electrical Servic	0	03/16/2021
30607	MAINT/ALTR	25	11/16/2012
30601	MAINT/ALTR	30	11/15/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1074/0309	2/09/2006	QC	Q	I	01	100

GRANTOR: FRANK & JESSE REED, D

GRANTEE: CLINTON REED(LIFE E

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S30 E2 FOP= S11 E20N11W20$ E22 N30$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2021	2021		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	AC		1.00	1.00	0.60	9,500.00	5,700.00	5,700							

REVIEW DATE 12/06/2022 BY KS Total Acres: 1.00 Total Land Value: 5,700 Market: 0 Agricultural: 0 Common: 5,700 PRINTED 11/19/2025 BY SYS