LOT 2 BLOCK A CEDAR ESTATES S/D.
420-65, 541-272, 798-073, 982-20

REID ANTHONY T
159 SE CEDAR LOOP
LAKE CITY, FL 32025

2026

22-4S-17-08681-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

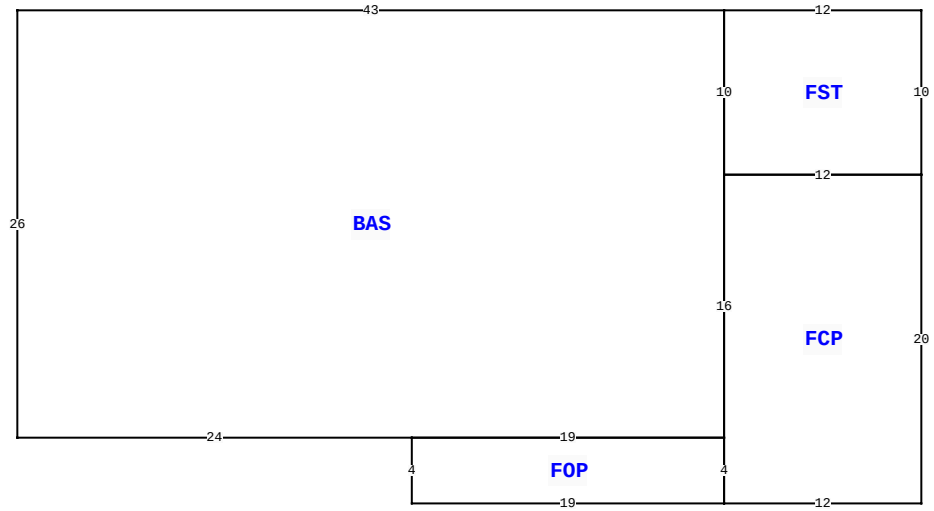
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	22417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100		1,118	90,503
FCP	240	25		60	4,857
FOP	76	30		23	1,862
FST	120	55		66	5,343
TOTALS	1,554			1,267	102,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,267	111.2000	124.54	157,792	1978	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1118 HX Base Yr 2009



VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,565
TOTAL MARKET OB/XF VALUE		2,370
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		119,935
SOH/AGL Deduction		38,486
ASSESSED VALUE		81,449
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,727
TOTAL JUST VALUE		119,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1163/2241	12/12/2008	WD	Q	I		87,500
GRANTOR: COLUMBIA INVESTMENT P						
GRANTEE: ANTHONY T REID						
0982/2036	5/02/2003	WD	Q	I		62,000
GRANTOR: RAY G JR & THERESA AN						
GRANTEE: COLUMBIA INVESTMENT						

159 SE CEDAR LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S26 E24 FOP= S4 E19N4 W19$ E19 FCP= S4 E12 N20 W12 S 16$ N16 FST= E12 N10 W12 S10$ N10$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	1.98	1.98	100	0	0	3	100	570	
3	0258	PATIO	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,370

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 05/26/2017 BY BC Total Acres: 0.55 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/18/2025 BY SYS