LOT 5 CANNON CREEK ACRES S/D.
462-361, 906-2114, 909-1171, 972

REEVES KELSEA/REEVES NATHANIEL L
227 SW CHRIS TER
LAKE CITY, FL 32024

2026

24-4S-16-03104-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

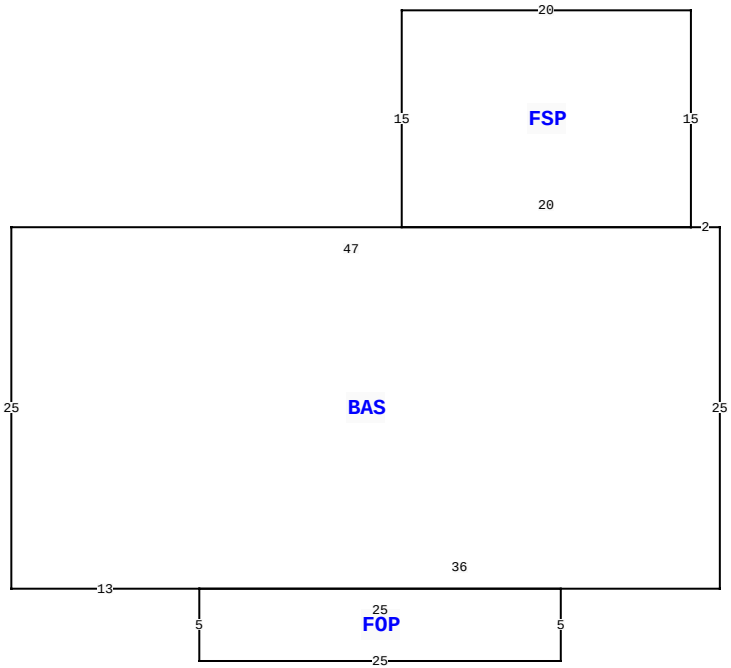
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	24416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100		1,225	145,464
FOP	125	30		38	4,513
FSP	300	40		120	14,250
TOTALS	1,650			1,383	164,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,383	117.8000	131.94	182,473	2000	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2022 Heated Area: 1225 HX Base Yr 2022



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

227 SW CHRIS TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,226
TOTAL MARKET OB/XF VALUE		3,700
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		202,926
SOH/AGL Deduction		31,118
ASSESSED VALUE		171,808
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,086
TOTAL JUST VALUE		202,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,750

LAND:1:1: TRIANGULAR LOT; 1.05 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17356	SFR	200	08/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/2051	10/08/2021	WD	Q	I	01	185,000
GRANTOR: NORRIS JACQUELINE D						
GRANTEE: REEVES KELSEA						
1324/1888	10/27/2016	WD	Q	I	01	85,000
GRANTOR: SANTA ANNA M DEAS IV						
GRANTEE: JACQUELINE D NORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W2 W47 S25 E13 E36 N25 $
FSP=[ORIG=-2,0] N15 W20 S15 E20 $
FOP=[ORIG=-36,25] S5 E25 N5 W25 $
.

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	2000	2000	3	100	500	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2025	2024		100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 3,700

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	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 02/20/2025 BY KS Total Acres: 1.05 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS