BEG AT THE INTERSECTION OF THE
N R/W LINE OF CO RD 18 & THE S
LINE OF THE NW1/4, RUN N ALONG

REED FREDDIE GEORGE
2165 SE CR 18
LAKE CITY, FL 32024

2026

24-6S-17-09769-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

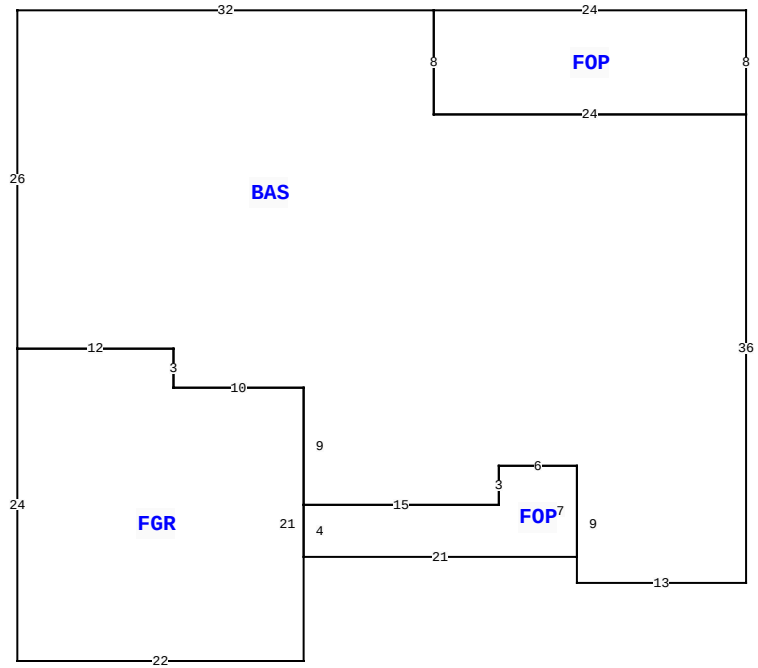
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100		1,762	195,584
FGR	498	55		274	30,414
FOP	102	30		31	3,441
FOP	192	30		58	6,438
TOTALS	2,554			2,125	235,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,125	111.3560	124.72	265,030	2014	2014	0	0	0	11.00	89.00

3 SINGLE FAM 100% - 2007 Heated Area: 1762 HX Base Yr 2007



2165 SE COUNTY ROAD 18 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		235,877
TOTAL MARKET OB/XF VALUE		11,600
TOTAL LAND VALUE - MARKET		154,500
TOTAL MARKET VALUE		277,405
SOH/AGL Deduction		101,909
ASSESSED VALUE		175,496
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,774
TOTAL JUST VALUE		401,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31752	SFR	740	02/18/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1222/0555	7/07/2009	QC	U	V	11	100
GRANTOR: FLORENCE REED ETAL						
GRANTEE: FREDDIE G REED						
1160/2420	10/22/2008	EX	Q	V	01	100
GRANTOR: JEREMIAH REED SR ESTA						
GRANTEE: FREEDIE G REED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S26 FGR= S24 E22 N21 W10 N3 W12$ E12 S3 E10 S9 FOP= S4 E21 N7 W6 S3 W15 $ E15 N3 E6 S9 E13 N36 FOP= N8 W24 S8 E24$ W24 N8$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
4	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	3,000	
5	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 11,600

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	2.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	22,500							
2	5200	A	CROPLAND 2	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	370.00	370.00	5,180							
3	5600	A	TIMBER 3	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	281.00	281.00	2,248							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	22.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	132,000							

REVIEW DATE 10/27/2017 BY BC Total Acres: 24.50 Total Land Value: 29,928 Market: 132,000 Agricultural: 7,428 Common: 22,500 PRINTED 11/04/2025 BY SYS