

E1/2 OF SE1/4 OF SE1/4 OF NE1/4
& A 5 AC STRIP OFF E SIDE OF NE1
3.57 AC PARTIALLY DESC IN ORB 12

REEVES CAROL
1405 SE COUNTY ROAD 349
LAKE CITY, FL 32025

2026

26-5S-17-09400-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000	IMPROVED AG

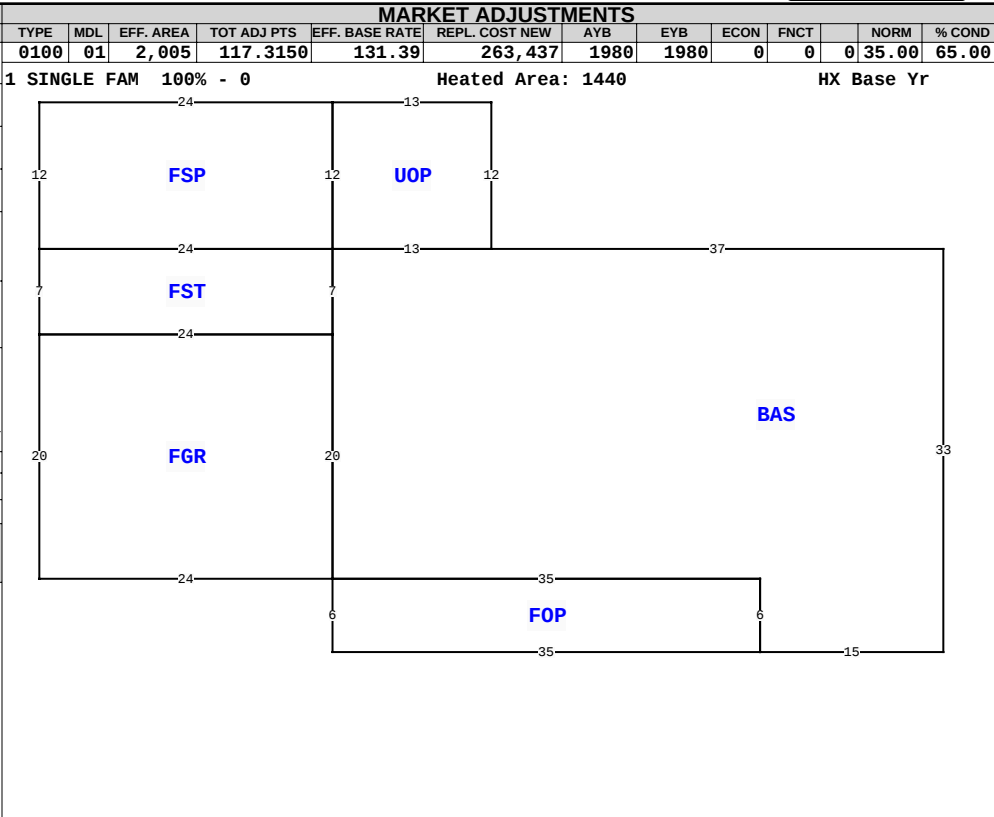
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	122,981
FGR	480	55		264	22,547
FOP	210	30		63	5,381
FSP	288	40		115	9,822
FST	168	55		92	7,857
UOP	156	20		31	2,647

TOTALS	2,742			2,005	171,234
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
3	0030	BARN,MT	0	0	27	46	1.00	UT	0.00
4	0070	CARPORT UF	0	100	15	26	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.82
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.82



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF									
2,700									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		171,234	
TOTAL MARKET OB/XF VALUE		2,700	
TOTAL LAND VALUE - MARKET		43,380	
TOTAL MARKET VALUE		184,004	
SOH/AGL Deduction		83,114	
ASSESSED VALUE		100,890	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE			45,168
TOTAL JUST VALUE			217,314
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1541/1616	6/02/2025	LE U	I	14		100	
GRANTOR: REEVES CAROL (ENH LIF							
GRANTEE: TOMPKINS AMBER R (R							
1467/1575	5/24/2022	QC U	V	11		100	
GRANTOR: WITT LOUISE M							
GRANTEE: REEVES LARRY							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W37 UOP= N12 W13 S12 E13\$ W13 FSP= N12 W24 S12 E24\$ FST= W24 S7 E24 N7 \$ S7 FGR= W24 S20 E24 N20\$ S20 FOP= S6 E35 N6 W35\$ E35 S6 E15 N33\$.									