LOT 1 BLOCK 12 CAROLYN HEIGHTS S
468-333, 590-675, DC 966-1691, 9

REEVES SANDRA K/REEVES DALE F
1744 NE BASCOM NORRIS DR
LAKE CITY, FL 32055

2026

28-3S-17-05790-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

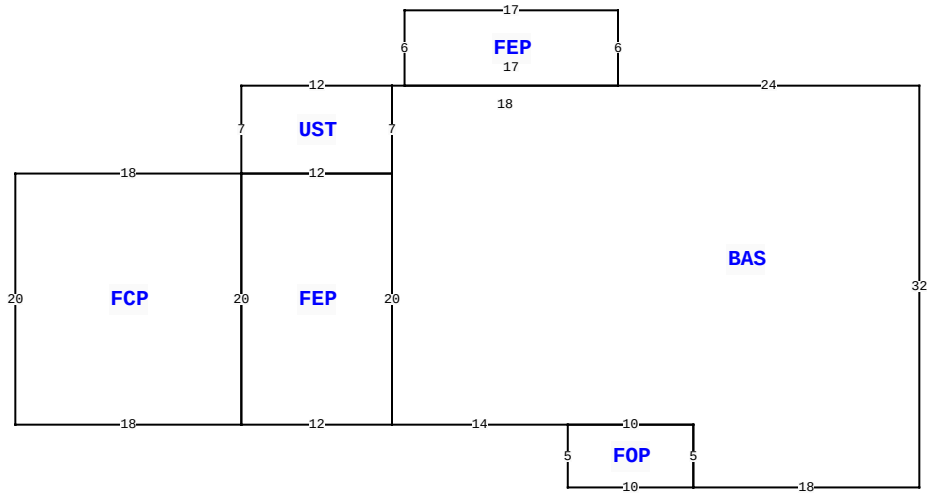
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 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 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100		1,224	89,576
FCP	360	25		90	6,586
FEP	102	80		82	6,001
FEP	240	80		192	14,051
FOP	50	30		15	1,098
UST	84	45		38	2,781
TOTALS	2,060			1,641	120,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,641	118.8000	133.06	218,351	1971	1971	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1224 HX Base Yr



1744 NE BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		120,093
TOTAL MARKET OB/XF VALUE		875
TOTAL LAND VALUE - MARKET		8,400
TOTAL MARKET VALUE		129,368
SOH/AGL Deduction		56,357
ASSESSED VALUE		73,011
TOTAL EXEMPTION VALUE	HX HB	48,011
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		129,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050082	Solar Power Syste	9,852	06/07/2024
000047229	Remodel	4,731	05/15/2023
32214	MAINT/ALTR	65	08/19/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= N6 W17 S6 E17$W18 UST= W12 S7 E12 N7$ S7 FEP= W12 FCP= W18 S20 E18 N20$ S20 E12 N20$ S20 E14 FOP= S5 E10 N5 W10$ E10 S5 E18 N32$.

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	175	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 875

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 06/10/2024 BY mark Total Acres: 0.19 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/18/2025 BY SYS