N DIV: COMM NE COR OF LOT 78 BLO
ADAMS S/D, RUN E 60.04 FT FT FOR
E 62.34 FT, S 105 FT, W 30.99 FT

REED FREDRICK H/REED CAROL ANN
468 NE WASHINGTON ST
LAKE CITY, FL 32055

2026

00-00-00-11798-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

498 NE WASHINGTON ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,332
TOTAL MARKET VALUE	3,332
SOH/AGL Deduction	0
ASSESSED VALUE	3,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,332
TOTAL JUST VALUE	3,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1031	5/12/2026	QC	U	V	11	100
GRANTOR: REED FREDRICK H						
GRANTEE: REED FREDRICK H						
1330/0792	2/02/2017	WD	U	V	11	100
GRANTOR: FREDRICK H & CAROL AN						
GRANTEE: FREDRICK H & CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		*RSF	-362.00	110.00	6,664.00	SF		1.00	1.00	1.00	0.50	0.50	3,332							

REVIEW DATE 10/15/2015 BY DF Total Acres: 0.15 Total Land Value: 3,332 Market: 0 Agricultural: 0 Common: 3,332 PRINTED 06/22/2026 BY SYS