S DIV: LOTS 1, 2, 3 & 4 EX 79 FT
E SIDE BLOCK B WILDERWOOD S/D.

REYNOLDS JEFFREY J
P O BOX 413
ORGANGE LAKE, FL 32681-0413

2027

00-00-00-14260-000

BUILDING CHARACTERISTICS

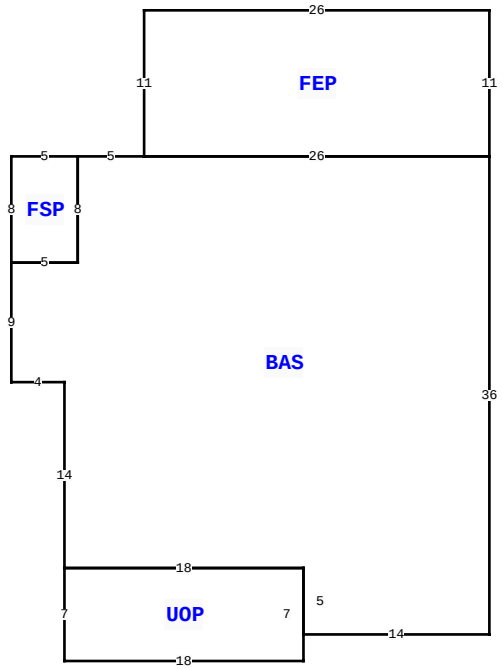
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,090	100		1,090	60,180
FEP	286	80		229	12,643
FSP	40	40		16	883
UOP	126	20		25	1,381
TOTALS	1,542			1,360	75,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,360	77.2200	84.94	115,518	1920	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1090 HX Base Yr



1267 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	75,087
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	27,225
TOTAL MARKET VALUE	103,512
SOH/AGL Deduction	0
ASSESSED VALUE	103,512
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,512
TOTAL JUST VALUE	103,512
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1182/0379	10/08/2009	QC	U	I	11	100
GRANTOR: ALVA W & RUBY E REYNO						
GRANTEE: JEFFREY J REYNOLDS						
1076/0479	2/28/2006	WD	Q	I	01	100
GRANTOR: ALVA W REYNOLDS						
GRANTEE: ALVA W & RUBY E REY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FSP= W5 S8 E5 N8 $ S8 W5 S9 E4 S14 UOP= S7 E18 N7 W18$ E18 S5 E14 N36 FEP= N11 W26 S11 E26$ W26$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0		*RSF-	200.00	121.00	24,200.00	SF		1.00	1.00	1.13	1.00	1.13	27,225							

REVIEW DATE 10/05/2016 BY DF Total Acres: 0.56 Total Land Value: 27,225 Market: 0 Agricultural: 0 Common: 27,225 PRINTED 11/17/2026 BY SYS