LOT 21 SOUTHWOOD MEADOWS S/D.
769-2169, 829-1729, 891-43, 891-

REED RICHARD/BACON KATHY
130 SW ERIN GLN
LAKE CITY, FL 32024-4947

2026

01-5S-16-03405-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

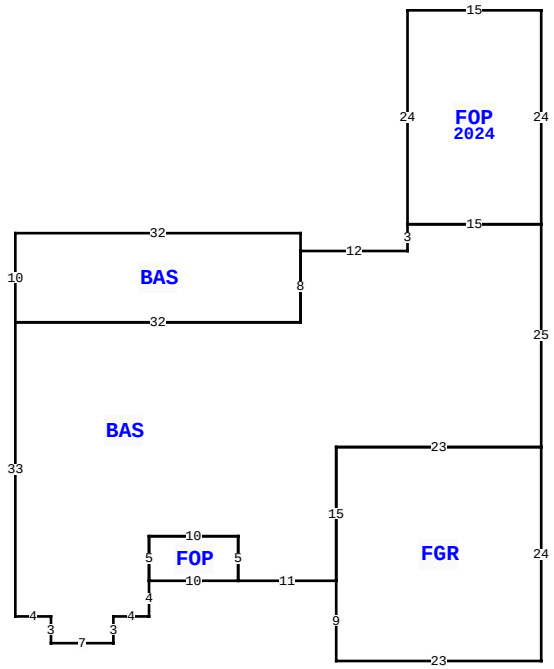
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	31,436
BAS	1,658	100		1,658	162,876
FGR	552	55		304	29,864
FOP	50	30		15	1,473
FOP	360	30	2024	108	10,610
TOTALS	2,940			2,405	236,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,405	119.9583	134.35	323,112	1994	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2024 Heated Area: 1978 HX Base Yr 2024



130 SW ERIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		236,259
TOTAL MARKET OB/XF VALUE		6,825
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		275,084
SOH/AGL Deduction		63,003
ASSESSED VALUE		212,081
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		155,670
TOTAL JUST VALUE		275,084
NCON VALUE		2,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7756	SFR	51,000	11/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/1104	4/03/2023	WD	Q	I	01	299,000
GRANTOR: REIFERS LAURIE A						
GRANTEE: REED RICHARD						
0985/2513	6/06/2003	WD	Q	I		135,500
GRANTOR: FRONTIER CAPITAL						
GRANTEE: LAURIE A REIFERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S3 W12 S8 W32 S33 E4 S3 E7 N3 E4 N4 N5 E10 S5 E11 N15 E23 N25 $
FGR=[ORIG=-23,40] S9 E23 N24 W23 S15 $
BAS=[ORIG=-27,3] N2 W32 S10 E32 N8 $
FOP=[ORIG=-44,40] E10 N5 W10 S5 $
FOP=[YR=2024;ORIG=-15,0] N24 E15 S24 W15 $
.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	176.00	UT	7.50	7.50	100	1995	1995	3	100	1,320	
3	0166	CONC,PAVMT	0	100	0	0	580.00	UT	2.25	2.25	100	2009	2009	3	100	1,305	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 6,825

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000							

REVIEW DATE 01/13/2026 BY AJ Total Acres: 1.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 06/08/2026 BY SYS