BEG SE COR OF LOT 6 MAY-FAIR
UNIT 4, RUN E 230.88 FT, NORTH
219.92 FT, N 75 DEG W 195.06

REITER AUSTIN L/REITER LINDSEY M
228 SW FRITZ GLN
LAKE CITY, FL 32024

2027

02-4S-16-02723-002

BUILDING CHARACTERISTICS

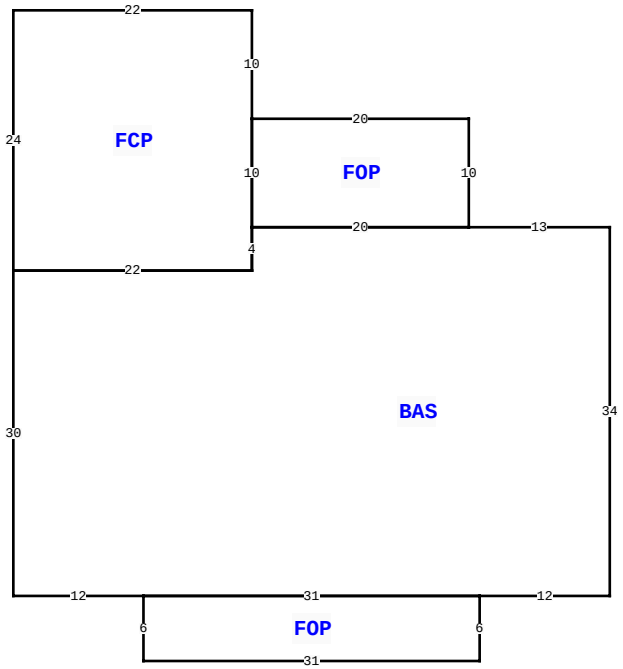
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	2416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	222,993
FCP	528	25		132	16,518
FOP	186	30		56	7,008
FOP	200	30		60	7,508
TOTALS	2,696			2,030	254,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,030	118.5030	130.35	264,610	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2023 Heated Area: 1782 HX Base Yr 2023



228 SW FRITZ GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0030	BARN,MT	0	100	0	0	1.00	UT	17,760.00	17,760.00	100	2025	2024		100	17,760	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		254,026
TOTAL MARKET OB/XF VALUE		17,760
TOTAL LAND VALUE - MARKET		18,880
TOTAL MARKET VALUE		290,666
SOH/AGL Deduction		0
ASSESSED VALUE		290,666
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,255
TOTAL JUST VALUE		290,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050271	Storage Building	19,907	07/02/2024
40555	SFR	0	09/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1649	8/12/2020	WD	U	V	11	100
GRANTOR: TERRY L & JULIE M REI						
GRANTEE: AUSTIN L & LINDSEY						
1406/2173	2/28/2020	WD	U	V	37	29,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: TERRY L & JULIE M R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,10] S30 E12 E31 E12 N34 W13 W20 S4 W22 $
FCP=[ORIG=60,-14] S24 E22 N4 N10 N10 W22 $
FOP=[ORIG=82,-4] S10 E20 N10 W20 $
FOP=[ORIG=72,40] S6 E31 N6 W31 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,760

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		00	0.00	0.00	1.18	AC		1.00	1.00	1.00	16,000.00	16,000.00	18,880							

REVIEW DATE 09/06/2024 BY randall Total Acres: 1.18 Total Land Value: 18,880 Market: 0 Agricultural: 0 Common: 18,880 PRINTED 11/17/2026 BY SYS