

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

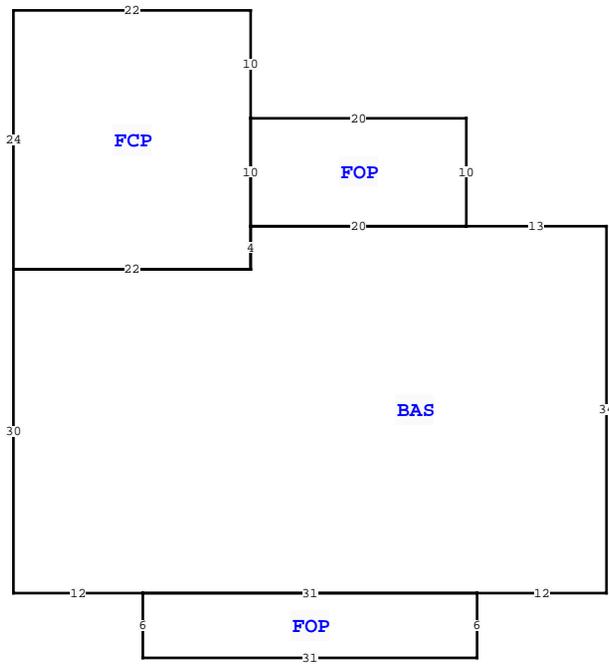
REITER AUSTIN L/REITER LINDSEY M
 228 SW FRITZ GLN
 LAKE CITY, FL 32024

2026

02-4S-16-02723-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	1,782	100	
FCP	528	25	
FOP	186	30	
FOP	200	30	
TOTALS	2,696		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2023		Heated Area: 1782					HX Base Yr 2023		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			258,645	
TOTAL MARKET OB/XF VALUE			17,760	
TOTAL LAND VALUE - MARKET			18,880	
TOTAL MARKET VALUE			295,285	
SOH/AGL Deduction			7,641	
ASSESSED VALUE			287,644	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			236,233	
TOTAL JUST VALUE			295,285	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			297,979	

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 \$												
POP=[ORIG=72,40] S6 E31 N6 W31 \$												

EXTRA FEATURES																
L N	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	1.00	UT	17,760.00	17,760.00	100	2025	2024		100	17,760	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								