NW1/4 OF NE1/4 AS LIES N OF SR-4
POA 1189-2423, DC 1220-680, DC 1

REESE WAYNE V
P O BOX 1022
LAKE CITY, FL 32056

2027

02-5S-16-03434-000

BUILDING CHARACTERISTICS

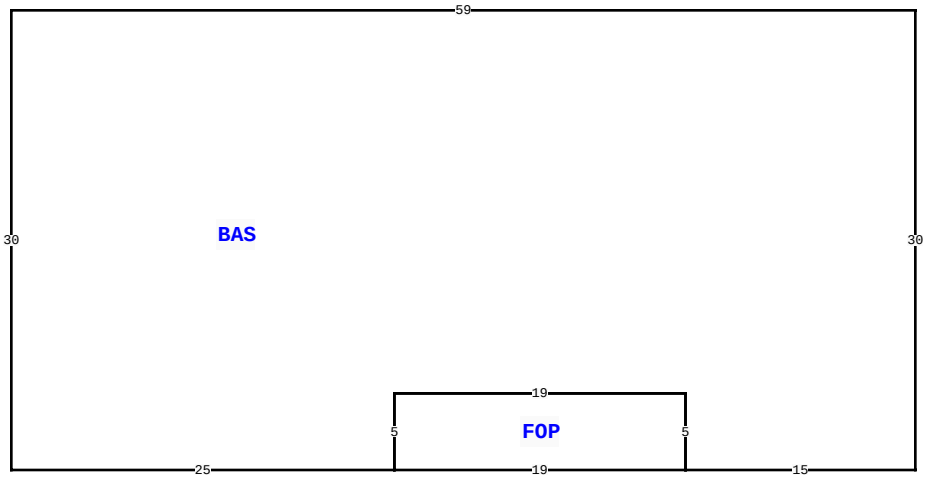
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,675	100		1,675	157,772
FOP	95	30		28	2,638
TOTALS	1,770			1,703	160,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	114.1700	125.59	213,880	1977	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2027 Heated Area: 1675 HX Base Yr 2027



6386 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,464	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		160,410
TOTAL MARKET OB/XF VALUE		2,964
TOTAL LAND VALUE - MARKET		96,235
TOTAL MARKET VALUE		184,905
SOH/AGL Deduction		0
ASSESSED VALUE		184,905
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		128,494
TOTAL JUST VALUE		259,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051439	Roof Replacement	11,294	11/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1716	6/12/2025	WD	Q	I	01	365,000
GRANTOR: HANNA MARK E						
GRANTEE: REESE WAYNE V						
1250/1832	3/06/2013	WD	U	I	30	125,000
GRANTOR: CONCRAD & BARBARA HAN						
GRANTEE: MARK E HANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 S30 E25 FOP= E19 N5W19 S5$ N5 E19 S5 E15 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,964

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		A-1	0.00	0.00	1.88	AC		1.00	1.00	1.00	9,500.00	9,500.00	17,860							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.25	AC		1.00	1.00	1.00	445.00	445.00	3,671							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.25	AC		1.00	1.00	1.00	9,500.00	9,500.00	78,375							

REVIEW DATE 02/17/2026 BY AJ Total Acres: 10.13 Total Land Value: 21,531 Market: 78,375 Agricultural: 3,671 Common: 17,860 PRINTED 11/17/2026 BY SYS