W1/2 OF THE FOLLOWING: COMM SW C NW1/4, E 16.23 FT FOR POB, E 326 FT, W 326.72 FT, S 670.68 FT TO

WHETZEL JAMES
298 SW SUMMERHILL GLN
LAKE CITY, FL 32024

2027

03-5S-16-03455-022

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	3516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,500
TOTAL LAND VALUE - MARKET	31,780
TOTAL MARKET VALUE	49,280
SOH/AGL Deduction	3,327
ASSESSED VALUE	45,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,953
TOTAL JUST VALUE	49,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055681	Electrical Servic		05/15/2026
000053232	Remodel	10,000	04/21/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/295	4/26/2023	WD	Q	I	05	358,000
GRANTOR: REED FAMILY REVOCABLE						
GRANTEE: WHETZEL JAMES						
1405/1196	2/12/2020	WD	U	I	11	100
GRANTOR: RICHARD D REED						
GRANTEE: RICHARD D REED AS T						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	10,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,500

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	0000	C	VAC RES	0		A-1	0.00	0.00	2.27	AC		1.00	1.00	1.00	14,000.00	14,000.00	31,780							

REVIEW DATE 01/30/2026 BY JB Total Acres: 2.27 Total Land Value: 31,780 Market: 0 Agricultural: 0 Common: 31,780 PRINTED 11/16/2026 BY SYS