

LOT 10 FORT WHITE PARK.  
753-864, 794-2345, WD 1039-2479,

REIG JOHN VINCENT/REIG FRANCES MARIE  
830 EGRET LN  
KEY LARGO, FL 33037

**2026**

03-7S-16-04060-110  
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34616.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,660	100	2024
FGR	576	55	2024
FOP	160	30	2024
FOP	192	30	2024
TOTALS	2,588		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2025									
			Heated Area: 1660									
				HX Base Yr								
BLD DATE		LGL DATE		05/08/2026	MLU							
XF DATE		LAND DATE										
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	4	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE				253,514		
TOTAL MARKET OB/XF VALUE				4,800		
TOTAL LAND VALUE - MARKET				24,000		
TOTAL MARKET VALUE				282,314		
SOH/AGL Deduction				0		
ASSESSED VALUE				282,314		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				282,314		
TOTAL JUST VALUE				282,314		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				275,901		
SALE:2:1: 21 LOTS						
SALE:1:1: LOT 10 FORT WHITE PARK--SALE NOT IN LINE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000043646	New Residential C	0	02/03/2022			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/424	3/15/2024	WD	U	I	11	100
GRANTOR: FLYNN CONSTRUCTION LL						
GRANTEE: REIG JOHN VINCENT						
1511/422	3/15/2024	WD	U	I	11	100
GRANTOR: FLYNN DAVID						
GRANTEE: FLYNN CONSTRUCTION						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2024;ORIG=10,-21] W62 S16 E8 S16 E26 S2 E14 N18 E14 N16 \$						
FGR=[YR=2024;ORIG=-55,11] E24 S24 W24 N24 \$						
FOP=[YR=2024;ORIG=-44,-5] W12 S16 E12 N16 \$						
FOP=[YR=2024;ORIG=-4,-5] E10 S16 W10 N16 \$						

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	0166	CONC,PAVMT	0	0	0	0		3.00	100	2024	2023		100	4,800	

TOTAL OB/XF													4,800
183 SW BLUE JAY CT, FORT WHITE													

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							