LOT 18 CANNON CREEK ACRES S/D.
462-361, 733-198, 794-2306, 807-

REED JACK A/PARNELL VIRGINA V
607 SW CHRIS TERRACE
LAKE CITY, FL 32024

2027

13-4S-16-02950-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

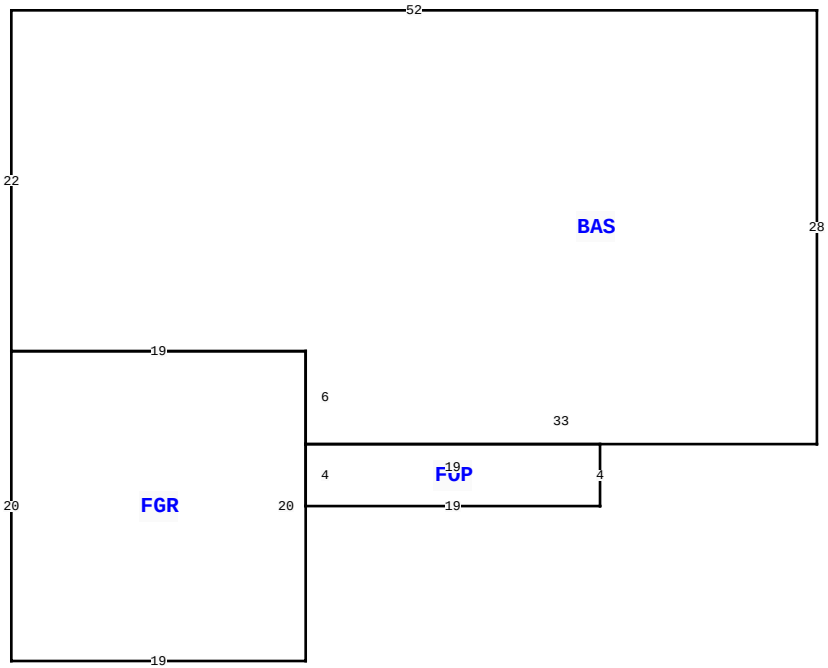
NEIGHBORHOOD/LOC 13416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,342	100		1,342	121,531
FGR	380	55		209	18,927
FOP	76	30		23	2,083
TOTALS	1,798			1,574	142,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,574	117.6120	129.37	203,628	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1996 Heated Area: 1342 HX Base Yr 1996



607 SW CHRIS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0166	CONC,PAVMT	0	100	0	0	1,378.00	UT	2.00	2.00	100	1996	1996	3	100	2,756	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,540
TOTAL MARKET OB/XF VALUE		2,756
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		171,546
SOH/AGL Deduction		70,059
ASSESSED VALUE		101,487
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,076
TOTAL JUST VALUE		171,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/2594	8/12/2025	WD	U	I	11	100
GRANTOR: REED JACK A						
GRANTEE: REED JACK A						
1329/1666	1/24/2017	LE	U	I	14	100
GRANTOR: JACK A REED (RESERVIN						
GRANTEE: JAMES EDWARD REED &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S22 FGR= S20 E19 N20 W19$ E19 S6 FOP= S4 E19 N4 W19$ E33 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,756

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		RSF-1	0.00	275.00	1.00	LT		1.00	1.00	0.75	35,000.00	26,250.00	26,250							

REVIEW DATE 12/20/2024 BY KS Total Acres: 1.41 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/17/2026 BY SYS