

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

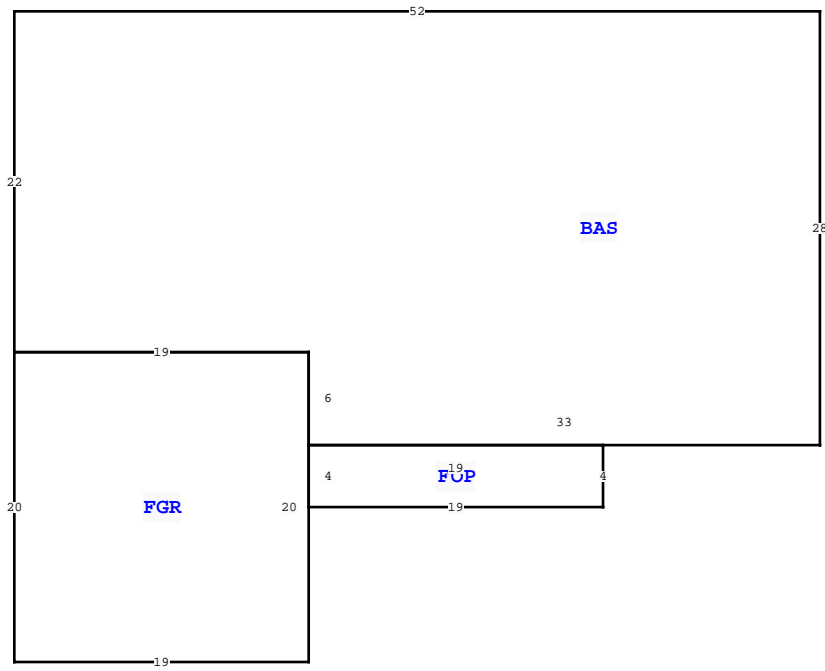
REED JACK A/PARNELL VIRGINA V
607 SW CHRIS TERRACE
LAKE CITY, FL 32024

2026

13-4S-16-02950-004

| BUILDING CHARACTERISTICS | | | | | |
|--------------------------|--------------------|-------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 12 CEDAR 100 | | | | |
| Roof Structur | 03 GABLE/HIP 100 | | | | |
| Roof Cover | 12 MODULAR MT 100 | | | | |
| Interior Wall | 05 DRYWALL 100 | | | | |
| Interior Floor | 14 CARPET 90 | | | | |
| Interior Floor | 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 | 123,747 |
| FGR | 380 | 55 | | 209 | 19,272 |
| FOP | 76 | 30 | | 23 | 2,121 |
| TOTALS | 1,798 | | | 1,574 | 145,140 |

| 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% | 1996 | | | | | | | | |
| | | | | Heated Area: 1342 | | | HX Base Yr 1996 | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 145,140 |
| TOTAL MARKET OB/XF VALUE | | | 2,756 |
| TOTAL LAND VALUE - MARKET | | | 26,250 |
| TOTAL MARKET VALUE | | | 174,146 |
| SOH/AGL Deduction | | | 75,615 |
| ASSESSED VALUE | | | 98,531 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 47,120 |
| TOTAL JUST VALUE | | | 174,146 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 176,220 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
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| 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 & | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/03/2025 | MLU |

BUILDING NOTES

BUILDING DIMENSIONS

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

| 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 | 0 100 | 0 0 | 1,378.00 | UT | 2.00 | 2.00 | 100 | 1996 | 1996 | 3 | 100 | 2,756 | |

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