

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

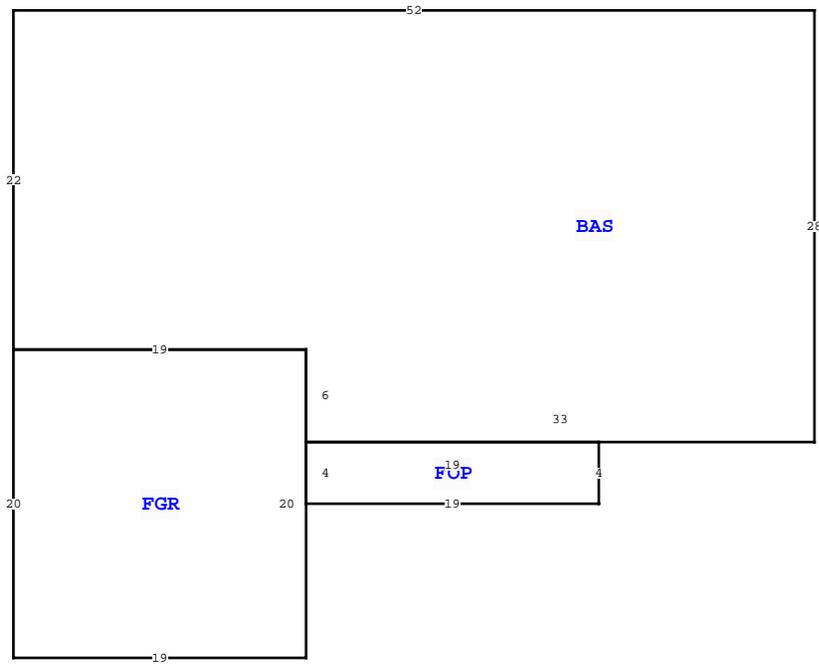
REED JACK A/PARNELL VIRGINA V
607 SW CHRIS TERRACE
LAKE CITY, FL 32024

2026

13-4S-16-02950-004
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
BAS	1,342	100	
FGR	380	55	
FOP	76	30	
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				



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	STANDARD
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

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 &						

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
1	0166	CONC,PAVMT	0	100	0	0		2.00	100	1996	1996
								2.00			3
											100
											2,756

TOTAL OB/XF											
2,756											
BLD DATE	XF DATE	INC DATE	LGL 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\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
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