BEG SE COR OF NE1/4 OF SW1/4, N
143.99 FT, CONT W 577.89 FT TO E
SW CARL WILSON RD, S ALONG R/W 4

REYNOLDS CINDY RENEE/REYNOLDS JAMES OLLIE
1468 SW MAIN BLVD, SUITE 105
LAKE CITY, FL 32025

2026

16-6S-17-09687-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16617.00	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

323 SW CARL WILSON RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	0
TOTAL LAND VALUE - MARKET	66,405
TOTAL MARKET VALUE	3,111
SOH/AGL Deduction	0
ASSESSED VALUE	3,111
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,111
TOTAL JUST VALUE	66,405
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055366	Mobile Home		03/27/2026
000055108	Right-of-Way Acce		02/25/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/2257	1/19/2026	WD	U	V	11	100
GRANTOR: LEWIS JAMES N JR						
GRANTEE: REYNOLDS CINDY RENE						
1516/2438	5/30/2024	LE	U	V	14	100
GRANTOR: LEWIS JAMES N JR (LIF						
GRANTEE: LEWIS FAMILY REVOCA						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.99	AC		1.00	1.00	1.00	445.00	445.00	3,111							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.99	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,405							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 6.99 Total Land Value: 3,111 Market: 66,405 Agricultural: 3,111 Common: 0 PRINTED 06/23/2026 BY SYS