

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										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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													
DOR CODE		5500																		TIMBERLAND 80-89													
MAP NUM																				02													
NEIGHBORHOOD/LOC		16617.00																		1.00/													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																				323 SW CARL WILSON RD, LAKE CITY										BLD DATE		LGL DATE	
EXTRA FEATURES																				XF DATE		LAND DATE		04/07/2025		MLU		INC DATE		AG DATE			
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																	
																	TOTAL OB/XF			0													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/08/2026 BY SYS																																	

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