

COMM NE COR OF SW1/4 OF SW1/4,
 RUN S 167.77 FT FOR POB, RUN W
 277.81 FT, S 167.80 FT, E PROX

REED CLINTON
 314 NW REED CT
 WHITE SPRINGS, FL 32096

2026

21-2S-16-01676-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	06	VINYL ASB	100
Air Condition	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	21216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	
FOP	220	30	
TOTALS	940		786

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%	- 2006								
				Heated Area: 720			HX Base Yr 2006				

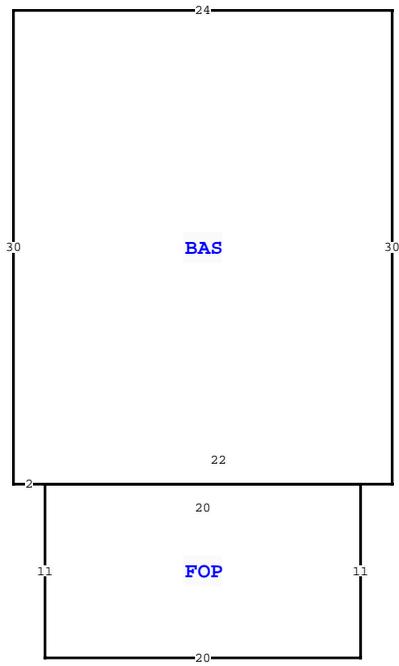


Diagram showing BAS (Basement) and FOP (Front Porch) areas with dimensions. BAS is 24x30, FOP is 11x20.

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			45,005
TOTAL MARKET OB/XF VALUE			1,800
TOTAL LAND VALUE - MARKET			7,200
TOTAL MARKET VALUE			54,005
SOH/AGL Deduction			23,073
ASSESSED VALUE			30,932
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			5,932
TOTAL JUST VALUE			54,005
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			51,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041524	Electrical Servic	0	03/16/2021
30607	MAINT/ALTR	25	11/16/2012
30601	MAINT/ALTR	30	11/15/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1074/0309	2/09/2006	QC	Q	I	01	100

GRANTOR: FRANK & JESSE REED, D
 GRANTEE: CLINTON REED (LIFE E)

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W24 S30 E2 FOP= S11 E20N11W20\$ E22 N30\$.	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100

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		00	0.00	0.00	1.00	AC		1.00	1.00	0.60	12,000.00	7,200.00	7,200							