

LOT 5 CANNON CREEK ACRES S/D.
462-361, 906-2114, 909-1171, 972

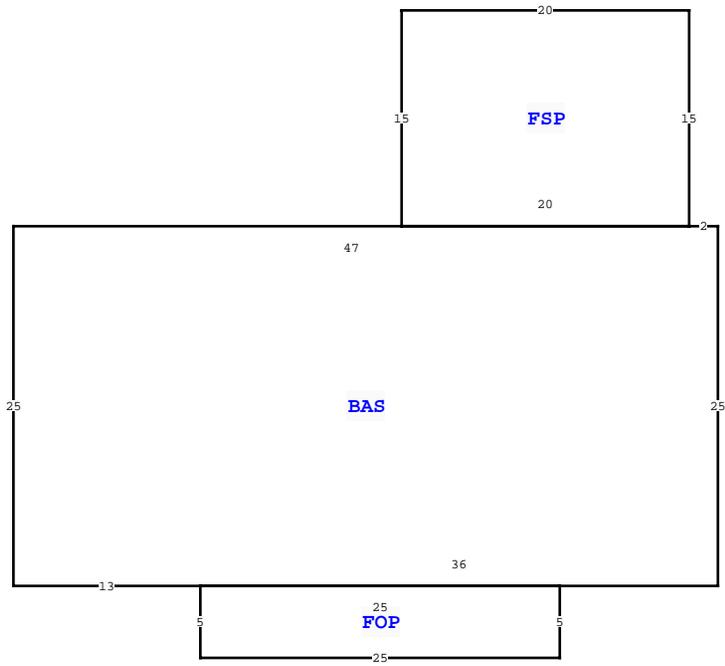
REEVES KELSEA/REEVES NATHANIEL L
227 SW CHRIS TER
LAKE CITY, FL 32024

2026

24-4S-16-03104-018
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	24416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,225	100	
FOP	125	30	
FSP	300	40	
TOTALS	1,650		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,383	117.8000	134.29	185,723	2000	2015	0	0	10.00	90.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1225 HX Base Yr 2022													



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	167,151		
TOTAL MARKET OB/XF VALUE	3,700		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	205,851		
SOH/AGL Deduction	34,543		
ASSESSED VALUE	171,308		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	119,897		
TOTAL JUST VALUE	205,851		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	204,750		
LAND:1:1: TRIANGULAR LOT; 1.05 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17356	SFR	200	08/24/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2051	10/08/2021	WD	Q	I	01	185,000
GRANTOR: NORRIS JACQUELINE D						
GRANTEE: REEVES KELSEA						
1324/1888	10/27/2016	WD	Q	I	01	85,000
GRANTOR: SANTA ANNA M DEAS IV						
GRANTEE: JACQUELINE D NORRIS						

EXTRA FEATURES		227 SW CHRIS TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0169	FENCE/WOOD	0.00
3	0296	SHED METAL	2,200.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W2 W47 S25 E13 E36 N25 \$	
FSP=[ORIG=-2,0] N15 W20 S15 E20 \$	
FOP=[ORIG=-36,25] S5 E25 N5 W25 \$	

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	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							