

LOT 14 PARADISE SOUTH S/D.
783-303, 852-1185, WD 1026-1608,

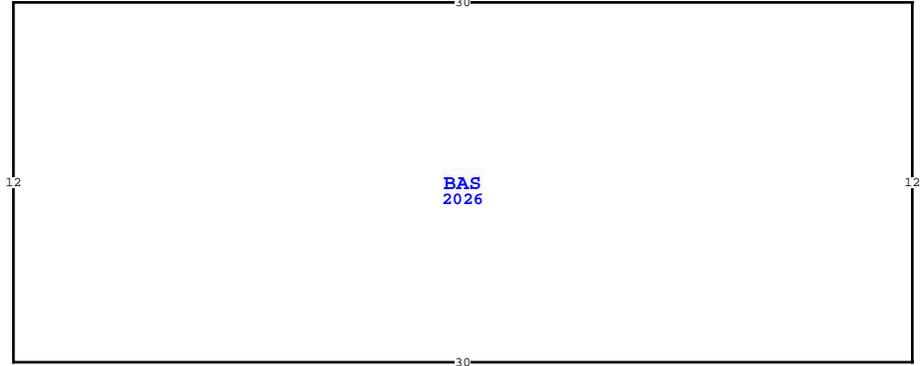
REED NOAH/OLIVE BRANDY
185 SE GOLDIE WAY
LAKE CITY, FL 32025

2026

24-5S-16-03707-114
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 100
Interior Floor	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STRG/CONV	0%	- 2026								
				Heated Area: 360			HX Base Yr				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2026	360	26,377
TOTALS	360			360	26,377

705 SW GAINER DR, LAKE CITY

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
2	0294	SHED WOOD/	0	0	10	30	300.00	UT	15.00	15.00	100

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,377
TOTAL MARKET OB/XF VALUE		11,500
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		102,877
SOH/AGL Deduction		17,096
ASSESSED VALUE		85,781
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		85,781
TOTAL JUST VALUE		102,877
NCON VALUE		30,877
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046212	Electrical Servic	0	01/06/2023
7998	PUMP/UTPOL	30	01/25/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/0189	6/18/2020	WD Q	Q	V	01	33,500
GRANTOR: LISA A COLON & TRACY						
GRANTEE: NOAH REED & BRANDY						
1357/2348	3/30/2018	WD Q	Q	V	01	26,000
GRANTOR: KE-PR PROPERTIES						
GRANTEE: LISA A COLON & TRAC						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=15,12] E30 S12 W30 N12 \$											

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							