W1/3 OF W1/2 OF NE1/4 & W1/3
OF NW1/4 OF SE1/4 & E 1/2 OF
NW1/4 AS LIES EAST OF I-75.

REED FLORENCE
2430 SE COUNTY ROAD 18
LAKE CITY, FL 32025

2027

24-6S-17-09765-000

BUILDING CHARACTERISTICS

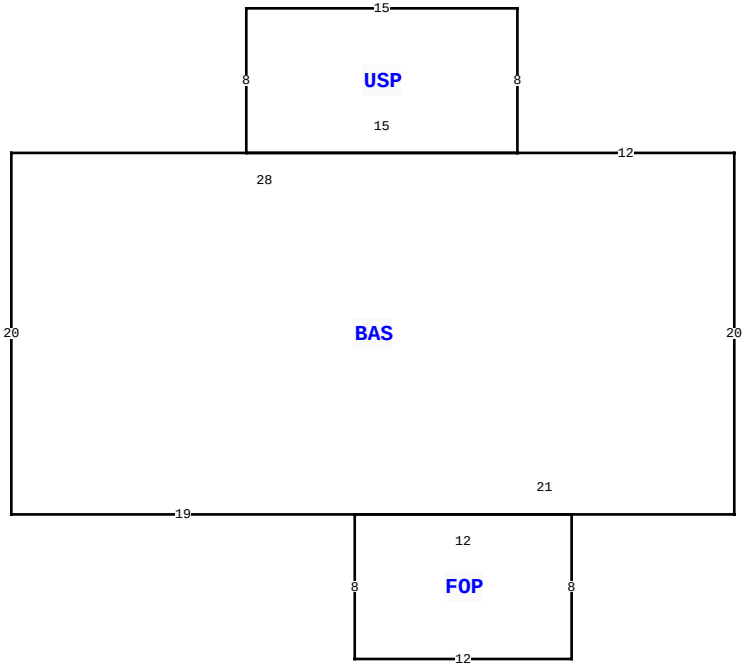
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	45,404
FOP	96	30		29	1,646
USP	120	35		42	2,384
TOTALS	1,016			871	49,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	871	93.8106	103.19	89,878	1963	1963	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2010 Heated Area: 800 HX Base Yr 2010



2409 SE COUNTY ROAD 18 , LAKE CITY

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

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
1	0070	CARPORT UF	0	100	18	24	1.00	UT	850.00	850.00	50	0	0	3	50	425	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	25	0	0	3	25	200	
3	0297	SHED CONCR	0	100	0	0	1.00	UT	500.00	500.00	50	2005	2005	3	50	250	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		77,641
TOTAL MARKET OB/XF VALUE		7,975
TOTAL LAND VALUE - MARKET		183,900
TOTAL MARKET VALUE		111,358
SOH/AGL Deduction		31,375
ASSESSED VALUE		79,983
TOTAL EXEMPTION VALUE	HX HB WX SX	46,554
BASE TAXABLE VALUE		33,429
TOTAL JUST VALUE		269,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0723/0856	11/08/1968	QC	Q	I	01	0

GRANTOR: LEEANER REED

GRANTEE: JEREMIAH REED

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 USP= N8 W15 S8 E15$ W 28 S20 E19 FOP= S8 E12 N8 W12$ E21 N20$.

LAND DESCRIPTION

TOTAL OB/XF 7,975

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	27.65	AC		1.00	1.00	1.00	280.00	280.00	7,742							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.65	AC		1.00	1.00	1.00	6,000.00	6,000.00	165,900							

REVIEW DATE 10/26/2017 BY BC Total Acres: 30.65 Total Land Value: 25,742 Market: 165,900 Agricultural: 7,742 Common: 18,000 PRINTED 11/16/2026 BY SYS

W1/3 OF W1/2 OF NE1/4 & W1/3
OF NW1/4 OF SE1/4 & E 1/2 OF
NW1/4 AS LIES EAST OF I-75.

REED FLORENCE
2430 SE COUNTY ROAD 18
LAKE CITY, FL 32025

2027

24-6S-17-09765-000

BUILDING CHARACTERISTICS

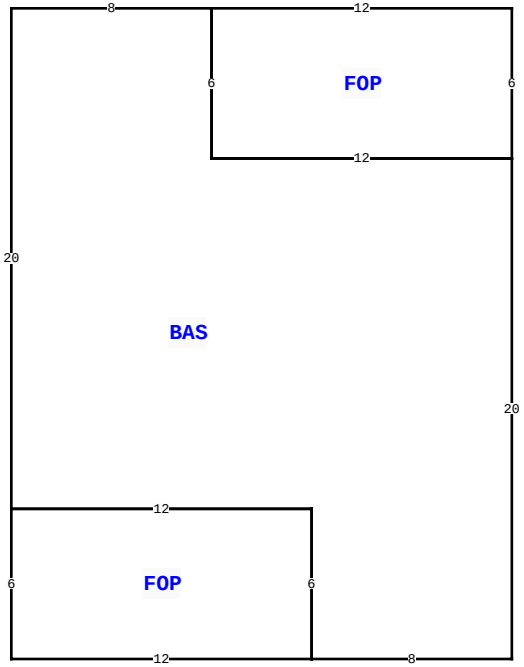
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	376	100		376	14,535
FOP	72	30		22	850
FOP	72	30		22	850
TOTALS	520			420	16,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	420	54.0600	59.47	24,977	1950	1950	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2010 Heated Area: 376 HX Base Yr 2010



2409 SE COUNTY ROAD 18 , LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 3

VALUATION SUMMARY

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Tax Group: 3	Tax Dist:	
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TOTAL MARKET VALUE		111,358
SOH/AGL Deduction		31,375
ASSESSED VALUE		79,983
TOTAL EXEMPTION VALUE	HX HB WX SX	46,554
BASE TAXABLE VALUE		33,429
TOTAL JUST VALUE		269,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0723/0856	11/08/1968	QC	Q	I	01	0

GRANTOR: LEEANER REED

GRANTEE: JEREMIAH REED

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 S20 FOP= S6 E12 N6 W12$ E12 S6 E8 N20 FOP= N6 W12 S6 E12$ W12 N6$.

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

REVIEW DATE 10/26/2017 BY BC Total Acres: 30.65 Total Land Value: 25,742 Market: 165,900 Agricultural: 7,742 Common: 18,000 PRINTED 11/16/2026 BY SYS

W1/3 OF W1/2 OF NE1/4 & W1/3
OF NW1/4 OF SE1/4 & E 1/2 OF
NW1/4 AS LIES EAST OF I-75.

REED FLORENCE
2430 SE COUNTY ROAD 18
LAKE CITY, FL 32025

2027

24-6S-17-09765-000

BUILDING CHARACTERISTICS

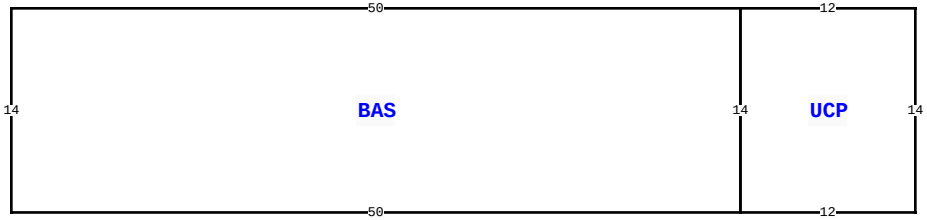
ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100		700	11,418
UCP	168	20		34	555
TOTALS	868			734	11,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	734	67.9590	40.78	29,933	1981	1981	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2010 Heated Area: 700 HX Base Yr 2010



2409 SE COUNTY ROAD 18 , LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 — 3

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0723/0856	11/08/1968	QC	Q	I	01	0

GRANTOR: LEEANER REED

GRANTEE: JEREMIAH REED

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S14 E50 UCP= E12 N14W12 S14$ N14$.

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

REVIEW DATE 10/26/2017 BY BC Total Acres: 30.65 Total Land Value: 25,742 Market: 165,900 Agricultural: 7,742 Common: 18,000 PRINTED 11/16/2026 BY SYS