

COMM NE COR OF E1/2 OF SW1/4, RU  
 FOR POB, CONT S 452.21 FT TO E R  
 RUN N 17 DEG W ALONG R/W 512.25

REED FLORENCE  
 2430 SE CR 18  
 LAKE CITY, FL 32025

**2026**

24-6S-17-09769-002  


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																											
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 2,920 TOTAL MARKET VALUE 2,920 SOH/AGL Deduction 0 ASSESSED VALUE 2,920 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,920 TOTAL JUST VALUE 2,920 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 2,920																													
																				LAND: 2:1: ADJ4 IRREGULAR SHAPE																													
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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																																	
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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	0000	C	VAC RES	0		A-1	0.00	0.00	0.73	AC		1.00	1.00	1.00	4,000.00	4,000.00	2,920																																
<b>REVIEW DATE</b> 10/26/2017 <b>BY</b> BC Total Acres: 0.73 Total Land Value: 2,920 Market: 0 Agricultural: 0 Common: 2,920 <b>PRINTED 05/08/2026 BY SYS</b>																																																	