

BEG INTERS N R/W CR-18 & E  
R/W I-75, RUN E ALONG CR-18  
189.61 FT, N'LY 167.25 FT, W

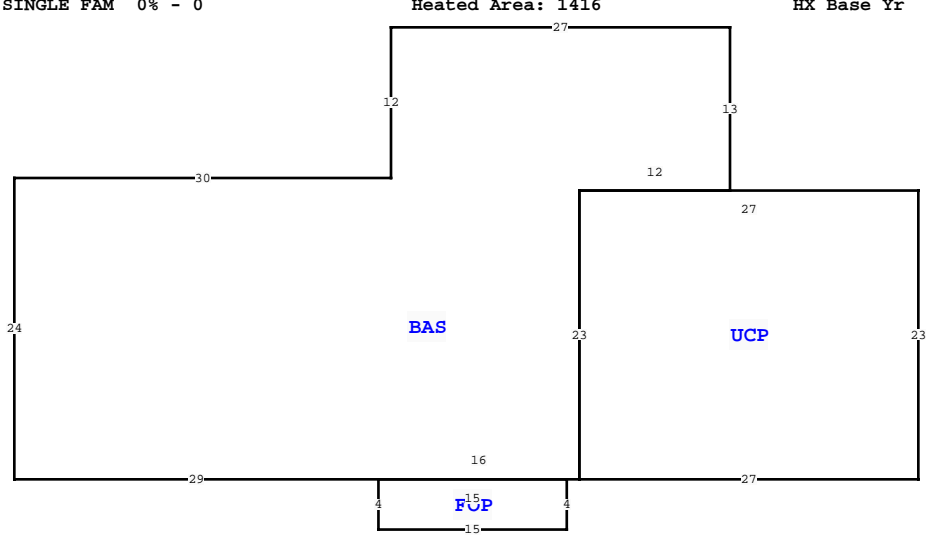
REED JIMMY LEE/REED CYNTHIA  
18685 NW 248TH ST  
HIGH SPRINGS, FL 32643

**2026**

24-6S-17-09770-000  
VALUATION SUMMARY PAGE 1 of 1

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	05	DRYWALL	100
Interior Floor	09	PINE WOOD	90
Interior Floor	14	CARPET	10
Air Condition	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	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	02
NEIGHBORHOOD/LOC	24617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,416	100	
FOP	60	30	
UCP	621	20	
TOTALS	2,097		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,558	76.7418	85.95	133,910	1966	1966	0	0	35.00	65.00
1 SINGLE FAM 0% - 0											
Heated Area: 1416 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		87,042	
TOTAL MARKET OB/XF VALUE		3,150	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		108,192	
SOH/AGL Deduction		0	
ASSESSED VALUE		108,192	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		108,192	
TOTAL JUST VALUE		108,192	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		104,192	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1078/0652	3/20/2006	WD	Q	I	03	100
GRANTOR: MARY LEE REED						
GRANTEE: JIMMY & CYNTHIA REE						
1151/1052	4/21/1999	QC	Q	I	03	100
GRANTOR: MARY LEE REED						
GRANTEE: DEANNA REED-GEORGE						

EXTRA FEATURES		2411 SE COUNTY ROAD 18 , LAKE CITY															
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
1	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/08/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 S12 W30 S24 E29 FOP= S4 E15 N4 W15\$ E16 UCP= E27 N23 W27 S23\$ N23 E12 N13\$.	

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	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							