COMM AT NE COR OF E1/2 OF SE1/4
985.62 FT FOR POB, CONT S 344.30
20 FT, W 294.34 FT N 323.14 FT,

REEVES ELAINE W
628 SE ORMOND WITT RD
LAKE CITY, FL 32025

2027

26-5S-17-09395-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

546 SE ORMOND WITT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	54,100
TOTAL MARKET VALUE	21,829
SOH/AGL Deduction	3,613
ASSESSED VALUE	18,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,216
TOTAL JUST VALUE	61,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,100

LAND:1:1: JOINS HX PRCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048767	Roof Replacement	13,500	12/01/2023
33301	M H	438	08/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1283	4/29/2024	LE	U	I	14	100
GRANTOR: REEVES ELAINE WITT (E						
GRANTEE: CUPP RENEE JANET (R						
1146/0388	3/21/2008	WD	Q	V		50,000
GRANTOR: STEVE V BARBELLA & SH						
GRANTEE: DANNY & ELAINE REEV						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5500	A	TIMBER 2	0			0.00	0.00	4.11	AC		1.00	1.00	1.00	445.00	445.00	1,829							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	4.11	AC		1.00	1.00	1.00	10,000.00	10,000.00	41,100							
3	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 02/12/2024 BY JS Total Acres: 5.11 Total Land Value: 14,829 Market: 41,100 Agricultural: 1,829 Common: 13,000 PRINTED 11/17/2026 BY SYS