

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

2026

26-5S-17-09395-006



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																															
																				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 5,103 ASSESSED VALUE 16,726 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 16,726 TOTAL JUST VALUE 61,100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 58,100																																	
																				LAND:1:1: JOINS HX PRCL																																	
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EXTRA FEATURES																																																					
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	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																							
LAND DESCRIPTION																																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/09/2026 BY SYS																																																					