E1/2 OF SE1/4 OF SE1/4 OF NE1/4
& A 5 AC STRIP OFF E SIDE OF NE1
3.57 AC PARTIALLY DESC IN ORB 12

REEVES CAROL
1405 SE COUNTY ROAD 349
LAKE CITY, FL 32025

**2027**

**26-5S-17-09400-001**

## BUILDING CHARACTERISTICS

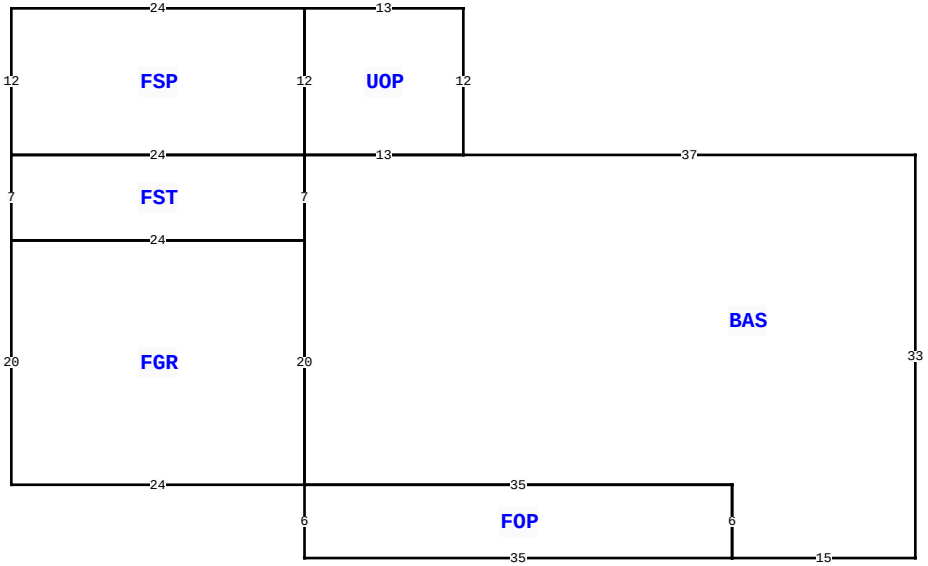
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 25517.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,440 | 100 | | 1,440 | 120,791 |
| FGR | 480 | 55 | | 264 | 22,145 |
| FOP | 210 | 30 | | 63 | 5,285 |
| FSP | 288 | 40 | | 115 | 9,647 |
| FST | 168 | 55 | | 92 | 7,717 |
| UOP | 156 | 20 | | 31 | 2,601 |
| TOTALS | 2,742 | | | 2,005 | 168,184 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,005 | 117.3150 | 129.05 | 258,745 | 1980 | 1980 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1440 HX Base Yr




1405 SE COUNTY ROAD 349 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 3 | 0030 | BARN,MT | 0 | 0 | 27 | 46 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 15 | 26 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 168,184 |
| TOTAL MARKET OB/XF VALUE | | 2,700 |
| TOTAL LAND VALUE - MARKET | | 46,380 |
| TOTAL MARKET VALUE | | 183,954 |
| SOH/AGL Deduction | | 80,390 |
| ASSESSED VALUE | | 103,564 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 47,153 |
| TOTAL JUST VALUE | | 217,264 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 220,314 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1541/1616 | 6/02/2025 | LE | U | I | 14 | 100 |
| GRANTOR: REEVES CAROL (ENH LIF | | | | | | |
| GRANTEE: TOMPKINS AMBER R (R | | | | | | |
| 1467/1575 | 5/24/2022 | QC | U | V | 11 | 100 |
| GRANTOR: WITT LOUISE M | | | | | | |
| GRANTEE: REEVES LARRY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W37 UOP= N12 W13 S12 E13$ W13 FSP= N12 W24 S12 E24$ FST= W24 S7 E24 N7 $ S7 FGR= W24 S20 E24 N20$ S20 FOP= S6 E35 N6 W35$ E35 S6 E15 N33$.

## LAND DESCRIPTION

TOTAL OB/XF 2,700

| 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 | 12,000.00 | 12,000.00 | 12,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 3.82 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,070 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 3.82 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 34,380 | | | | | | | |

REVIEW DATE 08/25/2017 BY BC Total Acres: 4.82 Total Land Value: 13,070 Market: 34,380 Agricultural: 1,070 Common: 12,000 PRINTED 11/17/2026 BY SYS