

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

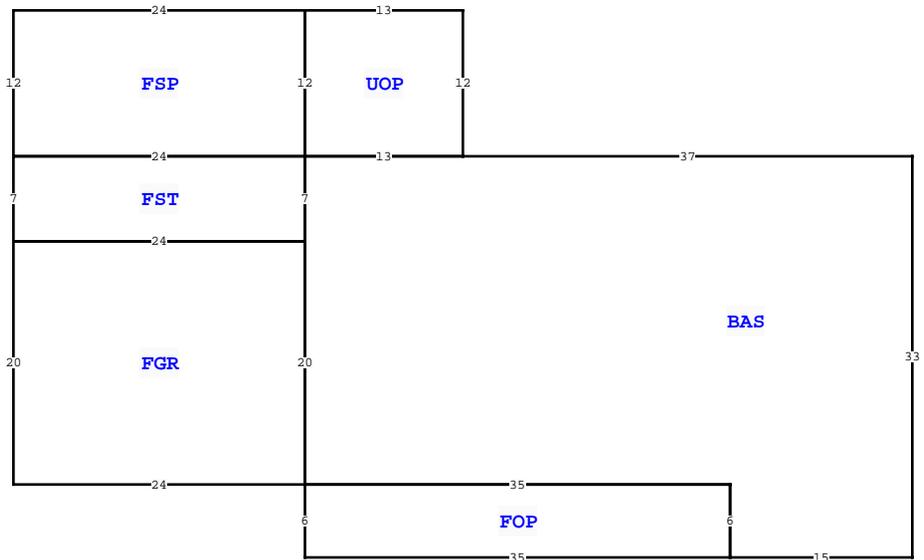
REEVES CAROL
1405 SE COUNTY ROAD 349
LAKE CITY, FL 32025

2026

26-5S-17-09400-001
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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
BAS	1,440	100	
FGR	480	55	
FOP	210	30	
FSP	288	40	
FST	168	55	
UOP	156	20	
TOTALS	2,742		2,005 174,297

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	133.74	268,149	1980	1980		0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 1440 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			174,297
TOTAL MARKET OB/XF VALUE			2,700
TOTAL LAND VALUE - MARKET			46,380
TOTAL MARKET VALUE			190,067
SOH/AGL Deduction			89,465
ASSESSED VALUE			100,602
TOTAL EXEMPTION VALUE			56,411
BASE TAXABLE VALUE			44,191
TOTAL JUST VALUE			223,377
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,314

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						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	500	
3	0030	BARN, MT	0	0	27	46	1.00	UT	0.00	100	1993	1993	3	100	800	
4	0070	CARPORT UF	0	100	15	26	1.00	UT	0.00	100	1993	1993	3	100	200	
														TOTAL OB/XF 2,700		

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										
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	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							