COMM NE COR OF SE1/4, N 2.37 FT
CR-349, W 248.79 FT FOR POB, W 4
OF BOUNDARY LINE AGR IN ORB 970-

REEVES BRANDON W/REEVES ANASTASIA E
1432 SW COUNTY ROAD 349
LAKE CITY, FL 32025

2027

26-5S-17-09400-006

BUILDING CHARACTERISTICS

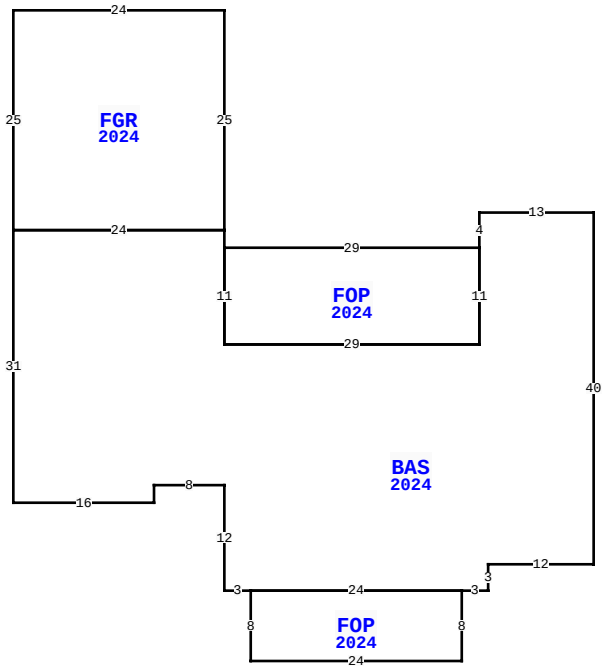
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	26517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,063	100	2024	2,063	244,105
FGR	600	55	2024	330	39,047
FOP	192	30	2024	58	6,863
FOP	319	30	2024	96	11,359
TOTALS	3,174			2,547	301,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,547	109.7600	120.74	307,525	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2063 HX Base Yr 2024



1432 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	0280	POOL R/CON	0	100	30	14	420.00	UT	70.00	70.00	100	2024	2023		97	28,518	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		301,374
TOTAL MARKET OB/XF VALUE		30,518
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		343,957
SOH/AGL Deduction		66,264
ASSESSED VALUE		277,693
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		226,282
TOTAL JUST VALUE		376,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055208	Storage Building	20,050	03/10/2026
000055158	Right-of-Way Acce		03/04/2026
000047722	Swimming Pool and	82,900	07/24/2023
000046428	New Residential C	375,000	02/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/608	12/15/2022	QC	U	V	11	0
GRANTOR: REEVES BRANDON W						
GRANTEE: REEVES BRANDON W						
1479/2327	10/06/2022	WD	U	V	11	100
GRANTOR: REEVES JAMES L						
GRANTEE: REEVES BRANDON W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] S31 E16 N2 E8 S12 E3 E24 E3 N3 E12 N40 W13 S4 S11 W29 N11 N2 W24 $
FGR=[YR=2024;ORIG=50,-15] S25 E24 N25 W24 $
FOP=[YR=2024;ORIG=74,12] S11 E29 N11 W29 $
FOP=[YR=2024;ORIG=77,51] S8 E24 N8 W24 $
.

LAND DESCRIPTION

TOTAL OB/XF 30,518

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	6200	A	PASTURE 3	0					3.00	AC		1.00	1.00	1.00	280.00	280.00	840							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
3	9910	M	MKT.VAL.AG	0					8.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	36,000							
4	0100	C	SFR	100					2.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	9,000							

REVIEW DATE 07/21/2026 BY Nick Total Acres: 10.00 Total Land Value: 12,065 Market: 36,000 Agricultural: 3,065 Common: 9,000 PRINTED 11/16/2026 BY SYS