

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-

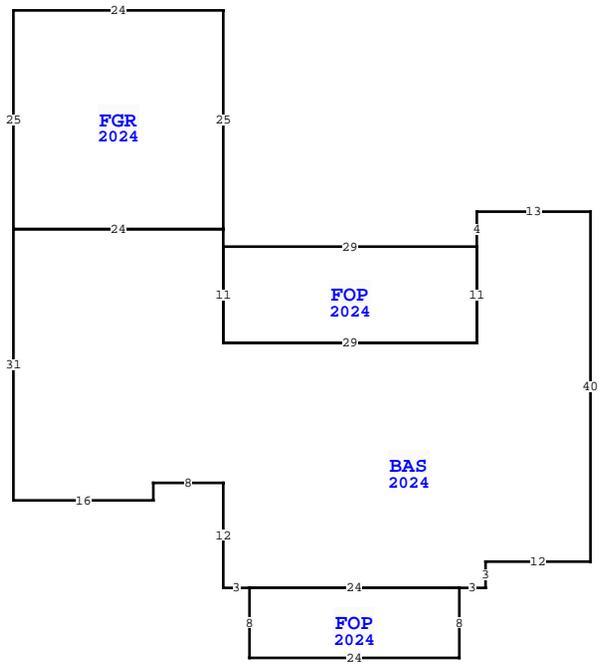
REEVES BRANDON W/REEVES ANASTASIA E  
1432 SW COUNTY ROAD 349  
LAKE CITY, FL 32025

**2026**

26-5S-17-09400-006  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	2,063	100	2024
FGR	600	55	2024
FOP	192	30	2024
FOP	319	30	2024
TOTALS	3,174		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2024		Heated Area: 2063					HX Base Yr	2024		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			312,332	
TOTAL MARKET OB/XF VALUE			30,518	
TOTAL LAND VALUE - MARKET			45,000	
TOTAL MARKET VALUE			354,915	
SOH/AGL Deduction			85,221	
ASSESSED VALUE			269,694	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			218,283	
TOTAL JUST VALUE			387,850	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			380,784	

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 \$	

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	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	

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	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							