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 ORB 970-638 EX LANDS DESC IN ORB

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

2026

26-5S-17-09400-011



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 0 TOTAL LAND VALUE - MARKET 363,780 TOTAL MARKET VALUE 9,430 SOH/AGL Deduction 0 ASSESSED VALUE 9,430 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 9,430 TOTAL JUST VALUE 363,780 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 363,780											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1541/1613 6/02/2025 LE U V 14 100 GRANTOR: REEVES CAROL (ENH LIF GRANTEE: REEVES BRANDON W (R											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/20/2024 MLU											
EXTRA FEATURES										L	OB/XF	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				
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	5600	A	TIMBER 3	0		A-1	0.00	0.00	32.42	AC		1.00	1.00	1.00	281.00	281.00	9,110														
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	40.00	40.00	320														
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.42	AC		1.00	1.00	1.00	9,000.00	9,000.00	363,780														
REVIEW DATE 08/25/2017 BY BC										Total Acres: 40.42 Total Land Value: 9,430										Market: 363,780 Agricultural: 9,430 Common: 0 PRINTED 05/12/2026 BY SYS											