SE1/4 OF SE1/4 AND THAT PART OF
SE1/4 LYING S OF THE PROPERTY LI
ORB 970-638 EX LANDS DESC IN ORB

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

2027

26-5S-17-09400-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

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 / U	V / I	RSN CD	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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 11/16/2026 BY SYS