LOT 23 BLOCK 3 CAROLYN HEIGHTS S
405-302, 316-441, 625-148, 841-1

REED CLAUDIE HOWARD/REED COLLOS
225 NE ALPHA TER
LAKE CITY, FL 32055

2027

28-3S-17-05735-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

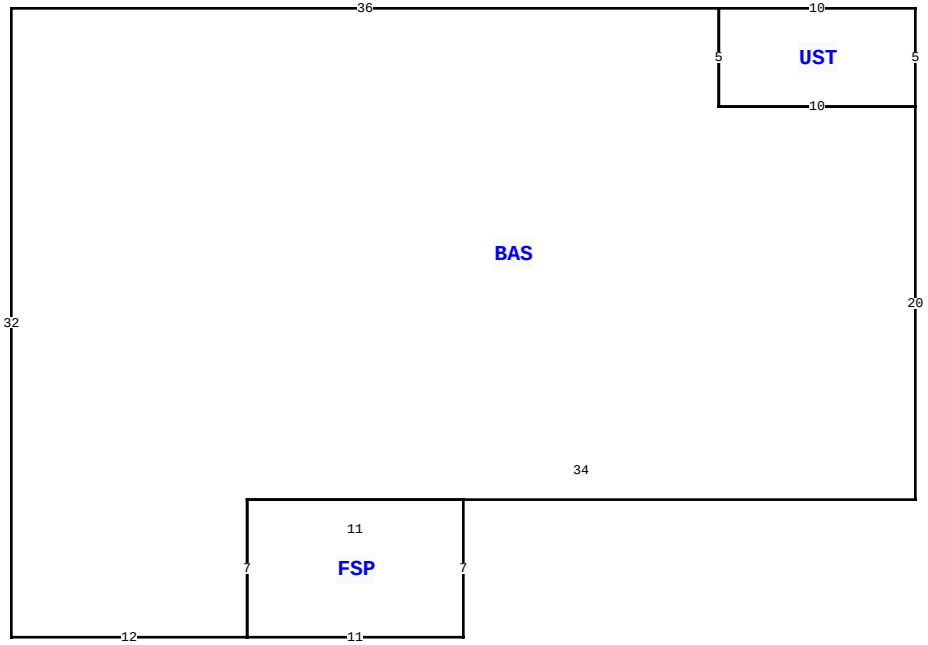
NEIGHBORHOOD/LOC 28317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100		1,184	73,794
FSP	77	40		31	1,932
UST	50	45		22	1,371
TOTALS	1,311			1,237	77,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,237	103.0200	113.32	140,177	1963	1963	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2006 Heated Area: 1184 HX Base Yr 2006



225 NE ALPHA TER, LAKE CITY

BLD DATE		LGL DATE	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	2004	2004	3	100	1,440	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	77,097
TOTAL MARKET OB/XF VALUE	3,340
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	88,837
SOH/AGL Deduction	26,859
ASSESSED VALUE	61,978
TOTAL EXEMPTION VALUE	HX HB SX 61,978
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	88,837
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049347	Electrical Servic	0	03/04/2024
30958	MAINT/ALTR	25	04/18/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2021	7/13/2023	QC	U	I	11	100
GRANTOR: HOWARD CLAUDIA M WOOL						
GRANTEE: REED CLAUDIE HOWARD						
0841/1096	6/27/1997	WD	Q	I		28,000
GRANTOR: CURTIS						
GRANTEE: HOWARD & WOOLFOLK J						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W10 BAS= W36 S32 E12 FSP= E11 N7 W11 S7$ N7 E34 N20 W10 N5$ S5 E10 N5$.

LAND DESCRIPTION

TOTAL OB/XF 3,340

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	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.20 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/17/2026 BY SYS