

THAT PORTION OF LOT 9 CATHEY'S S SR-10A DESC AS: BEG SE COR OF NE 355.81 FT TO S R/W OF SR 10-A (B

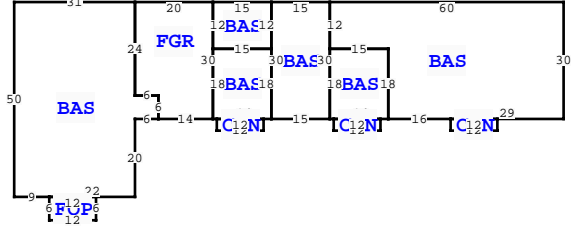
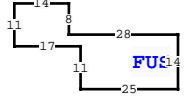
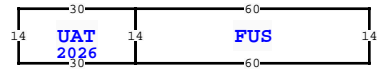
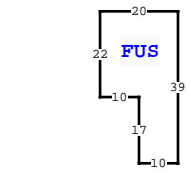
REED MCDANIEL CONSTRUCTION, INC 2230 SE BAYA DR STE 101 LAKE CITY, FL 32025

2026

34-3S-17-06968-001

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floor	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	12	100
Stories	2.	2. 100
Units	0	0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE LOW	0%	- 2026		Heated Area: 6669					HX Base Yr		



\*\* This building has 15 Sub-Areas  
2230 SE BAYA DR 101, LAKE CITY

BLD DATE	LGL DATE	05/12/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC
06 06	1700	OFFICE BLD 1STY	06	34317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	8,240
BAS	270	100		270	12,361
BAS	270	100		270	12,361
BAS	450	100		450	20,601
BAS	1,530	100		1,530	70,043
BAS	1,586	100		1,586	72,607
CAN	36	30		11	503
CAN	36	30		11	503
CAN	36	30		11	503
FGR	564	60		338	15,473
TOTALS	7,413			7,062	323,299

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	0166	CONC,PAVMT	0	0	0	0	9,154.00	UT	1.50	1.50	100	1997	2025	3	100	13,731	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2026			100	300	

TOTAL OB/XF													14,031											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0		CN	0.00	0.00	30,000.00	SF		1.00	1.00	1.00	1.50	1.50	45,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			323,299
TOTAL MARKET OB/XF VALUE			14,031
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			382,330
SOH/AGL Deduction			0
ASSESSED VALUE			382,330
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			382,330
TOTAL JUST VALUE			382,330
NCON VALUE			300
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			365,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043416	Roof Replacement	15,000	12/20/2021
12027	COMMERCIAL	650	01/09/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1683	12/31/2025	WD	U	I	30	426,300

GRANTOR: REED DON L  
GRANTEE: REED MCDANIEL CONST  
0833/0144 1/03/1997 WD Q V 10,000  
GRANTOR: WESTVACO CORP  
GRANTEE: DN L & BEVERLY L RE

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W31 S50 E9 E22 N20 E6 N6 W6 N24 \$												
BAS=[ORIG=65,30] E16 E29 N30 W60 S12 E15 S18 \$												
FUS=[ORIG=130,-60] E60 N14 W60 S14 \$												
FUS=[ORIG=0,-70] N39 W20 S22 E10 S17 E10 \$												
FGR=[ORIG=6,30] E14 N30 W20 S24 E6 S6 \$												
FUS=[ORIG=0,-30] N14 W28 N8 W14 S11 E17 S11 E25 \$												
BAS=[ORIG=35,30] E15 N30 W15 S30 \$												
BAS=[ORIG=20,30] E1 E14 N18 W15 S18 \$												
BAS=[ORIG=50,30] E1 E14 N18 W15 S18 \$												
BAS=[ORIG=35,12] N12 W15 S12 E15 \$												
FOP=[ORIG=-22,50] S6 E12 N6 W12 \$												
CAN=[ORIG=21,30] S3 E12 N3 W12 \$												