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

2027

34-3S-17-06968-001

BUILDING CHARACTERISTICS

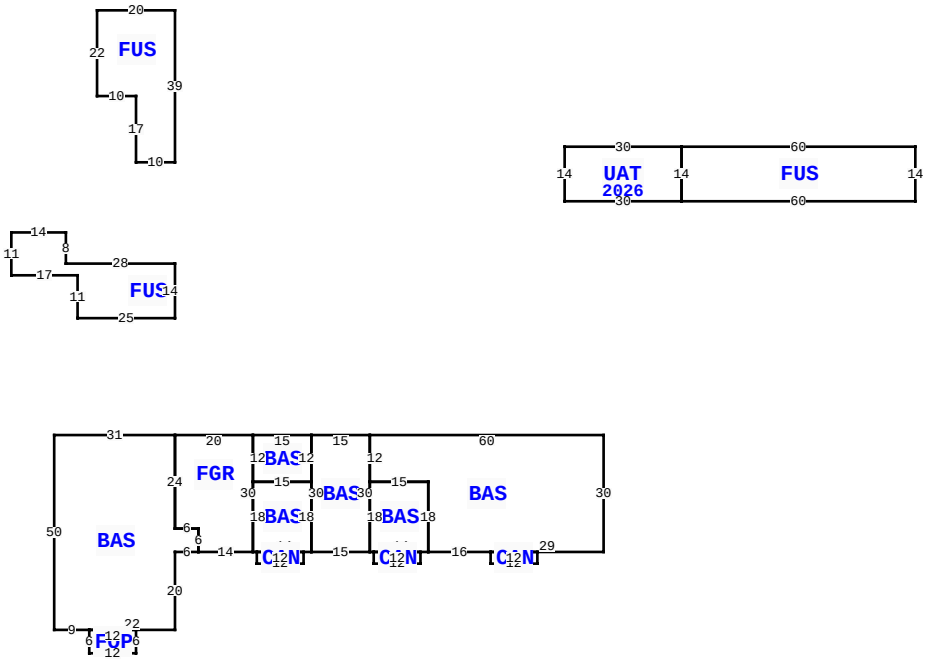
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		12 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	7,062	103.1113	76.30	538,831	1997	1997	0	0	0	40.00	60.00

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	
XF DATE		LAND DATE	05/12/2026 MLU
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	0166	CONC,PAVMT	0	0	0	0	9,154.00	UT	1.50	1.50	100	1997	1997	3	100	13,731	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

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	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,330

LAND:1:1: IRREGULAR SHAPE

SALE:1:1: 0.57 AC

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 $

LAND DESCRIPTION

TOTAL OB/XF 14,031

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	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							

REVIEW DATE 03/30/2026 BY TP Total Acres: 0.69 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/16/2026 BY SYS