BEG NE COR OF NE1/4 OF NW1/4, RU OF SEC 420 FT, S 210 FT, E 420 F NW1/4, RUN N 210 FT FT TO POB. &

REEVES ELAINE W
628 SE ORMOND WITT RD
LAKE CITY, FL 32025

2026

35-5S-17-09523-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		N/A 100
Stories	0	0 100
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 02

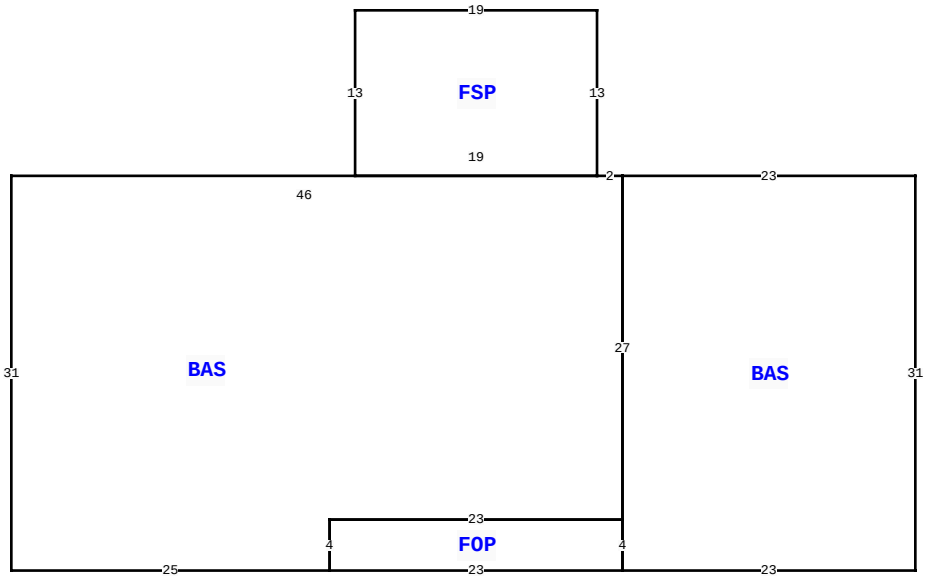
NEIGHBORHOOD/LOC 35517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	713	100		713	57,649
BAS	1,396	100		1,396	112,871
FOP	92	30		28	2,264
FSP	247	40		99	8,005
TOTALS	2,448			2,236	180,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,236	111.0650	124.39	278,136	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2109 HX Base Yr



628 SE ORMOND WITT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,788
TOTAL MARKET OB/XF VALUE		13,836
TOTAL LAND VALUE - MARKET		34,400
TOTAL MARKET VALUE		229,024
SOH/AGL Deduction		81,456
ASSESSED VALUE		147,568
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		91,157
TOTAL JUST VALUE		229,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,724

XFOB:1:1: NO RP PAPER ON FILE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10290	POOL	79	10/09/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/1280	4/29/2024	LE	U	I	14	100

GRANTOR: REEVES ELAINE WITT (E

GRANTEE: REEVES THOMAS DANIE

1055/0059	8/15/2005	WD	Q	V	03	100

GRANTOR: FEAGLE

GRANTEE: REEVES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FSP= N13 W19 S13 E19$ W46 S31 E25 FOP= E23 N4 W23 S4$ N4 E23 BAS= S4 E23 N31W23 S27$ N27$.

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	0021	BARN,FR AE	0	100	20	44	1.00	UT	0.00	0.00	100	1970	1970	3	100	1,000	
2	0280	POOL R/CON	0	100	28	14	392.00	UT	70.00	70.00	100	1993	1993	3	40	10,976	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
5	0040	BARN,POLE	0	100	12	16	192.00	UT	5.00	5.00	100	2005	2005	3	100	960	

LAND DESCRIPTION

TOTAL OB/XF 13,836

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		A-1	0.00	0.00	2.15	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,400							

REVIEW DATE 09/21/2017 BY DF Total Acres: 2.15 Total Land Value: 34,400 Market: 0 Agricultural: 0 Common: 34,400 PRINTED 06/08/2026 BY SYS