COMM SW COR, RUN N 1379.41 FT TO SPRINGS RD, RUN E ALONG R/W 548. POB, RUN N 41 DEG W 818.66 FT, N

REYNOLDS BONNEY LESLIE TRUSTEE
THE REYNOLDS TRUST (REV LIV TR, 32 TARBERT LN
ST AUGUSTINE, FL 32092

2027

36-2S-15-00116-000

BUILDING CHARACTERISTICS

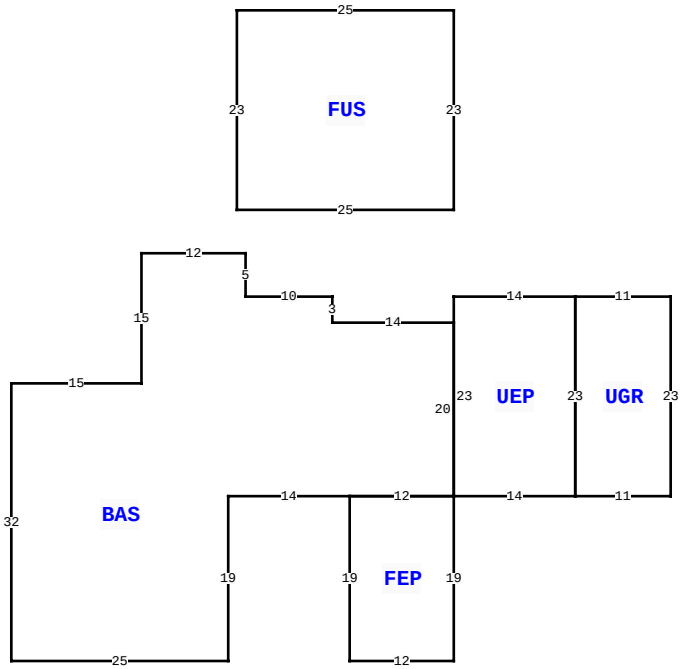
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100		1,516	93,692
FEP	228	80		182	11,248
FUS	575	100		575	35,536
UEP	322	60		193	11,928
UGR	253	45		114	7,045
TOTALS	2,894			2,580	159,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,580	86.4360	95.08	245,306	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2091 HX Base Yr



297 NW HUGO LESLIE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	07/13/2022 SPF

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1945	1945	3	100	250	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0280	POOL R/CON	0	0	15	30	450.00	UT	70.00	70.00	100	1998	1998	3	40	12,600	
4	0166	CONC,PAVMT	0	0	0	0	792.00	UT	1.50	1.50	100	1998	1998	3	100	1,188	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	159,449
TOTAL MARKET OB/XF VALUE	14,838
TOTAL LAND VALUE - MARKET	226,380
TOTAL MARKET VALUE	192,248
SOH/AGL Deduction	0
ASSESSED VALUE	192,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,248
TOTAL JUST VALUE	400,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14610	POOL	105	10/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/0230	8/28/2014	WD	U	I	11	0
GRANTOR: BONNEY LESLIE REYNOLD						
GRANTEE: BONNEY LESLIE REYNO						
0817/2279	2/01/1996	WD	Q	I	03	0
GRANTOR: ESTATE OF CATHERINE L						
GRANTEE: BONNEY LESLIE REYNO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 N3 W10 N5 W12 S15 W15 S32 E25 N19 E14 E12 N20 $
FUS=[ORIG=0,-13] N23 W25 S23 E25 $
UEP=[ORIG=0,20] E14 N23 W14 S23 $
UGR=[ORIG=14,20] E11 N23 W11 S23 $
FEP=[ORIG=-12,20] S19 E12 N19 W12 $
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LAND DESCRIPTION

TOTAL OB/XF 14,838

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	26.73	AC		1.00	1.00	1.00	281.00	281.00	7,511							
3	5500	A	TIMBER 2	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.73	AC		1.00	1.00	1.00	6,000.00	6,000.00	220,380							

REVIEW DATE 01/03/2023 BY JD Total Acres: 37.73 Total Land Value: 17,961 Market: 220,380 Agricultural: 11,961 Common: 6,000 PRINTED 11/17/2026 BY SYS