

COLUMBIA COUNTY

Property Appraiser

Parcel 27-5S-17-09415-107

Owners

REEVES TODD M
JAVIER MAYRIAM B
JAVIER DOLORES B
403 SW CHERYWOOD WAY
LAKE CITY, FL 32025

Parcel Summary

Location	403 SW CHERRYWOOD WAY
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	10.0200
Section	27
Township	5S
Range	17
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)
Lineage	Combined from: 27-5S-17-09415-107 27-5S-17-09415-108

Legal Description

LOTS 7 & 8 MAGNOLIA PLACE S/D.

WD 1022-520, WD 1042-776, CT 1162-2432,
QC 1264-2264, WD 1325-1234, DC 1336-1944,
WD 1336-1947, WD 1348-332, WD 1555-2270,
WD 1555-2272

Working Values



	2026
Total Building	\$406,416
Total Extra Features	\$5,843
Total Market Land	\$110,000
Total Ag Land	\$0
Total Market	\$522,259
Total Assessed	\$392,112
Total Exempt	\$50,722
Total Taxable	\$341,390
SOH Diff	\$130,147

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$411,817	\$391,160	\$362,250	\$331,609	\$283,195	\$262,278	\$244,763
Total Extra Features	\$5,843	\$5,843	\$5,843	\$5,843	\$5,843	\$5,843	\$5,843
Total Market Land	\$55,000	\$45,000	\$45,000	\$40,000	\$30,000	\$30,000	\$30,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$472,660	\$442,003	\$413,093	\$377,452	\$319,038	\$298,121	\$280,606
Total Assessed	\$327,293	\$318,069	\$308,805	\$299,811	\$291,079	\$287,060	\$280,606
Total Exempt	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$276,571	\$268,069	\$258,805	\$249,811	\$241,079	\$237,060	\$230,606
SOH Diff	\$145,367	\$123,934	\$104,288	\$77,641	\$27,959	\$11,061	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1555/2272	2025-12-03	<u>U</u>	<u>11</u>	WARRANTY DEED	Vacant	\$100	Grantor: REEVES TODD M Grantee: REEVES TODD M
<u>WD</u> 1555/2270	2025-12-03	<u>U</u>	<u>11</u>	WARRANTY DEED	Vacant	\$100	Grantor: JAVIER DOLORES B Grantee: REEVES TODD M
<u>WD</u> 1348/0332	2017-11-09	<u>Q</u>	<u>01</u>	WARRANTY DEED	Vacant	\$33,000	Grantor: BONNIE L COFFEY Grantee: DOLORES B JAVIER
<u>WD</u> 1336/1947	2017-05-08	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$274,000	Grantor: PAMELA J PALLAS Grantee: TODD M REEVES & MAYRIAM B JAVIER (H/W)
<u>WD</u> 1325/1234	2016-11-08	<u>Q</u>	<u>05</u>	WARRANTY DEED	Vacant	\$45,000	Grantor: GLENN FARMS INC Grantee: BONNIE L COFFEY (SINGLE WOMAN)

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>QC</u> 1264/2264	2013-11-05	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: GENEVIEW M SCIRICA AND AS TRUSTEE Grantee: GENEVIEW M SCIRICA & PAMELA J PALLAS (JTWRS)
<u>CT</u> 1162/2432	2008-11-12	<u>Q</u>	<u>01</u>	CERTIFICATE OF TITLE	Vacant	\$100	Grantor: CLERK OF COURT Grantee: GLENN FARMS INC
<u>WD</u> 1042/0776	2005-03-28	<u>Q</u>		WARRANTY DEED	Vacant	\$41,900	Grantor: GLENN FARMS INC Grantee: LAVERN THOMPSON
<u>WD</u> 1022/0520	2004-07-22	<u>Q</u>		WARRANTY DEED	Vacant	\$41,000	Grantor: GLENN FARMS INC Grantee: LUCIANO & GENEVIEVE M SCIRICA LIVING TRUST

Buildings

Building # 1, Section # 1, 259050, SFR

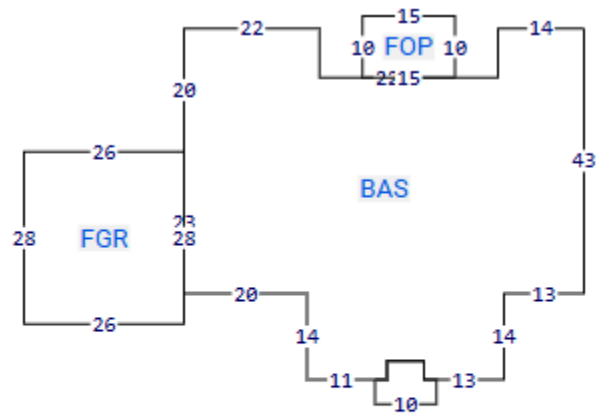
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	2993	\$514,450	2005	2005	3,929	0.00%	21.00%	79.00%	\$406,416

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	11	CLAY TILE
IF	Interior Flooring	12	HARDWOOD
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	3.50	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	2,993	100%	2,993
<u>FGR</u>	728	55%	400
<u>FOP</u>	58	30%	17
<u>FOP</u>	150	30%	45



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			2017.00	\$2.50	2005	100%	\$5,043
0120	CLFENCE 4			1.00	\$0.00	2017	100%	\$400
0296	SHED METAL			1.00	\$0.00	2017	100%	\$400

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	1.00	\$55,000.00/LT	5.01	1.00	\$55,000
0000	VAC RES	A-1	.00	.00	1.00	\$55,000.00/LT	5.01	1.00	\$55,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Feb 15, 2005	22708	SFR	COMPLETED	SFR

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of December 15, 2025.