COMM NW COR OF SW1/4 OF NE1/4,
RUN E 961.04 FT FOR POB, CONT
E 317.25 FT, S 777.21 FT TO A

VARNES CARLTON DAVID/HAWKINS MARGARET B
445 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2026

01-3S-15-00128-006

BUILDING CHARACTERISTICS

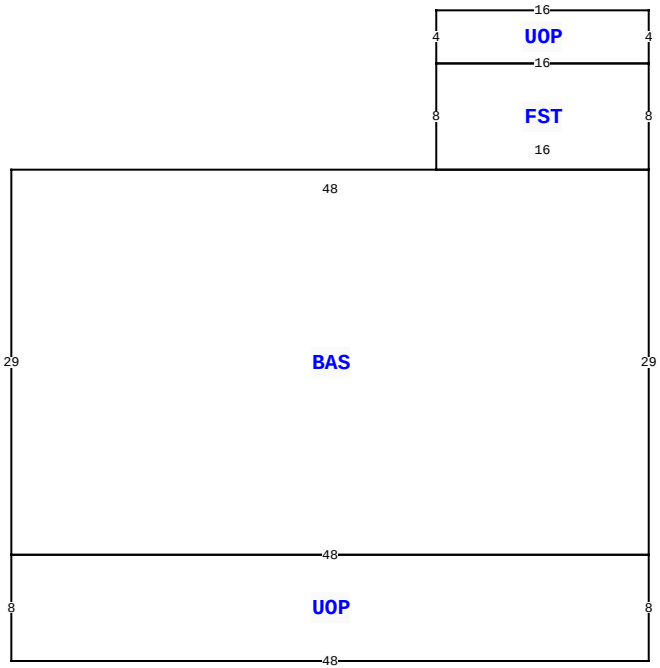
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	93,484
FST	128	55		70	4,701
UOP	64	20		13	873
UOP	384	20		77	5,171
TOTALS	1,968			1,552	104,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,552	92.2500	103.32	160,353	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1392 HX Base Yr 1998



445 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		104,229
TOTAL MARKET OB/XF VALUE		2,778
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		162,007
SOH/AGL Deduction		110,437
ASSESSED VALUE		51,570
TOTAL EXEMPTION VALUE	HX HB	26,570
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		162,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,007

SALE:2:1: 5.00 AC WITH MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28541	MAINT/ALTR	30	05/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0847/2465	10/22/1997	WD	Q	I		25,000
GRANTOR: READY						
GRANTEE: VARNES & HAWKINS JT						
0798/0326	11/17/1994	WD	Q	I		30,000
GRANTOR: WILLIAM A & MARGARET						
GRANTEE: WILLIAM J READY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S29 UOP= S8 E48 N8 W48$ E48 N29$ FST= N8 UOP= N4 W16 S4 E16$ W16 S8 E16$.

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	0294	SHED WOOD/	0	100	12	12	144.00	UT	5.50	5.50	100	1993	1993	3	100	792	
2	0296	SHED METAL	0	100	21	22	462.00	UT	3.00	3.00	100	1993	1993	3	100	1,386	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,778

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	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 01/11/2023 BY JD Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/02/2025 BY SYS