LOT 6 BLOCK A SOUTHWOOD MEADOWS
787-650, 791-1984,

SLUSS ROBERT G/SLUSS CYNTHIA D
347 SW AINSLEY GLN
LAKE CITY, FL 32024

2026

01-5S-16-03405-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

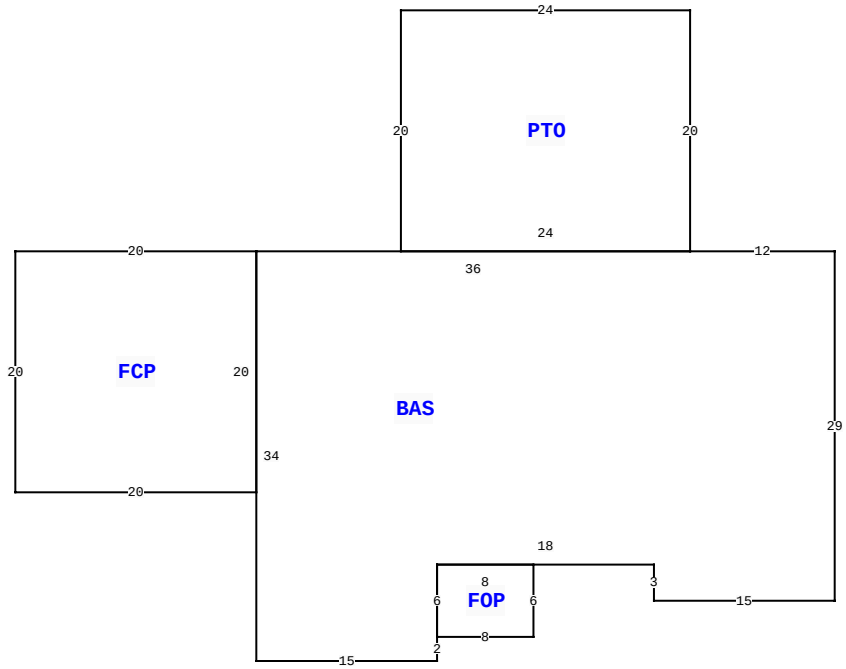
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	1516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,413	100		1,413	121,063
FCP	400	25		100	8,568
FOP	48	30		14	1,199
PTO	480	5		24	2,056
TOTALS	2,341			1,551	132,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,551	114.7410	128.51	199,319	1994	1994	0	0	0	33.33	66.67

1 SINGLE FAM 100% - 1995 Heated Area: 1413 HX Base Yr 1995



347 SW AINSLEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,886
TOTAL MARKET OB/XF VALUE		9,905
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		172,791
SOH/AGL Deduction		66,058
ASSESSED VALUE		106,733
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,011
TOTAL JUST VALUE		172,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,944

SALE:2:1: LOT 6 BLK A UNIT 2 SOUTHWOOD MEADOWS

SALE:1:1: LOT 6 BLK A UNIT II SOUTHWOOD MEADOWS

LAND:1:1: 1.00 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053553	Remodel	21,183	07/10/2025
8090	SFR	42,000	02/22/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0791/1984	6/10/1994	WD	Q	I		68,900

GRANTOR: FREDERICK & JENNIFER

GRANTEE: ROBERT G & CYNTHIA

0787/0650	3/04/1994	WD	Q	V		9,900

GRANTOR: PETER GIEBEIG

GRANTEE: FREDERICK PERRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N20 W24 S20 E24$ W36 FCP= W20 S20 E20 N20$ S34 E15 N2 FOP= E8 N6 W8 S6$ N6 E18 S3 E15 N29$.

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	100	0	0	475.00	UT	1.50	1.50	100	0	0	3	100	713	
2	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	80	1994	1994	3	80	576	
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	1994	1994	3	100	1,080	
4	0166	CONC,PAVMT	0	100	0	0	2,688.00	UT	2.00	2.00	100	1994	1994	3	100	5,376	
5	0169	FENCE/WOOD	0	100	0	0	480.00	UT	7.50	7.50	60	1994	1994	3	60	2,160	

LAND DESCRIPTION

TOTAL OB/XF 9,905

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		RSF-	1145.00	302.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/29/2019 BY KR Total Acres: 1.01 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/19/2025 BY SYS