BEG NW COR OF SE1/4 OF SW1/4, RU
S 11 DEG E 742.49 FT, W 1519.39
RD, RUN N ALONG R/W 241.41 FT, W

VARNES CLYDE F
535 NE CLYDE VARNES RD
LAKE CITY, FL 32055

2026

12-3S-17-04927-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

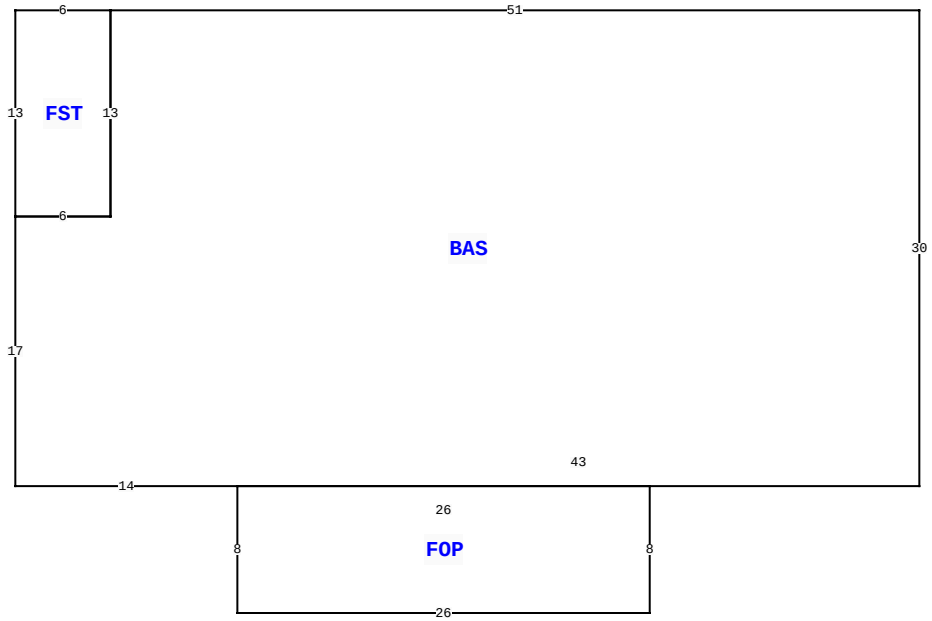
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	128,367
FOP	208	30		62	4,877
FST	78	55		43	3,382
TOTALS	1,918			1,737	136,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	108.0450	121.01	210,194	1986	1986	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 0 Heated Area: 1632 HX Base Yr



612 NE CLYDE VARNES RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,626
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		104,280
TOTAL MARKET VALUE		148,176
SOH/AGL Deduction		51,712
ASSESSED VALUE		96,464
TOTAL EXEMPTION VALUE	HX HB SX	96,464
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		243,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045501	Communications To	125,000	09/20/2022
000044680	Communications To	250,000	06/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1448/1859	9/28/2021	LE	U	I	14	0
GRANTOR: VARNES CLYDE F						
GRANTEE: VARNES CLYDE F						
1419/1339	9/14/2020	LE	U	I	14	0
GRANTOR: CLYDE F VARNES (ENH L						
GRANTEE: SHELLY DIANNE VARNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 FST= W6 S13 E6 N13$S13 W6 S17 E14 FOP= S8 E26 N8W26$ E43 N30$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	50	2005	2005	3	50	500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	5600	A	TIMBER 3	0		00	0.00	0.00	11.24	AC		1.00	1.00	1.00	281.00	281.00	3,158							
2	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	25.07	AC		1.00	1.00	1.00	4,000.00	4,000.00	100,280							
4	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	40.00	40.00	280							
5	6200	A	PASTURE 3	0		00	0.00	0.00	6.83	AC		1.00	1.00	1.00	280.00	280.00	1,912							

REVIEW DATE 08/12/2015 BY DF Total Acres: 26.07 Total Land Value: 9,350 Market: 100,280 Agricultural: 5,350 Common: 4,000 PRINTED 11/06/2025 BY SYS