

COMM NE COR OF SE1/4, W 524.85 F
FOR POB, CONT S 280.99 FT, W 461
FT, E 461.97 FT TO POB & W1/2 OF

CORBETT MICHAEL T/CORBETT JUDITH L
295 NW COMMONS LOOP, SUITE 115-243
LAKE CITY, FL 32055

2026

12-4S-16-02942-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	12416.00	1.00/
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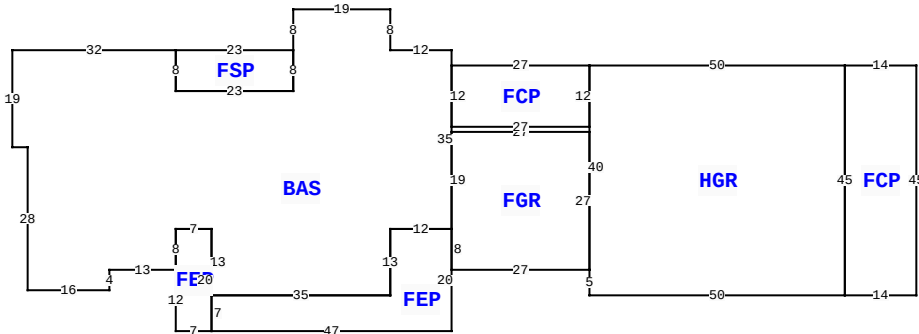
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,681	100		3,681	313,964
FCP	324	25		81	6,909
FCP	630	25		158	13,476
FEP	140	80		112	9,553
FEP	485	80		388	33,093
FGR	729	55		401	34,202
FSP	184	40		74	6,312
HGR	2,250	45		1,012	86,317

TOTALS	8,423			5,907	503,826
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	1,805.00	UT	1.50
3	0280	POOL R/CON	0	100	0	0	450.00	UT	70.00
4	0282	POOL ENCL	0	100	24	39	936.00	UT	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	2.97
2	0000	C	VAC RES	100		00	0.00	0.00	2.50

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,907	117.1566	131.22	775,117	1995	1995	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2013 Heated Area: 3681 HX Base Yr 2013											



465 SW BROTHERS LN, LAKE CITY				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
1,805.00	UT	1.50	1.50	100	1995	1995	3	100	2,708	
450.00	UT	70.00	70.00	100	2020	2020	3	91	28,665	
936.00	UT	15.00	15.00	100	2020	2020	3	70	9,828	

TOTAL OB/XF									
42,401									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		503,826	
TOTAL LAND VALUE - MARKET		42,401	
TOTAL MARKET VALUE		142,220	
SOH/AGL Deduction		688,447	
ASSESSED VALUE		138,144	
TOTAL EXEMPTION VALUE		550,303	
BASE TAXABLE VALUE		HX HB	
TOTAL JUST VALUE		50,722	
NCON VALUE		499,581	
INCOME VALUE		688,447	
PREVIOUS YEAR MKT VALUE		0	

SALE:1:1: 2.97 ACRES
LAND:1:1: ON RUNWAY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043503	Roof Replacement	23,800	01/11/2022
38379	POOL ENCL	94	07/18/2019
38240	POOL	400	06/17/2019
8419	SFR	107,000	05/24/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1544/370	4/24/2025	LE	U	I	14	100	
GRANTOR: CORBETT MICHAEL T (EN							
GRANTEE: CORBETT MICHAEL AND							
1382/0650	4/03/2019	WD	Q	V	01	65,000	
GRANTOR: REX & JEAN MASON							
GRANTEE: MICHAEL CORBETT & J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 N8 W19 S8 FSP= W23 S8 E23 N8\$ S8 W23 N8 W32 S19 E3 S28 E16 N4 E13 FEP= S12 E7 N20 W7 S8\$ N8 E7 S13 FEP= S7 E47 N20 W12 S13 W35 \$ E35 N13 E12 FGR= S8 E27 HGR= S5 E50 FCP= E14 N45 W14 S45\$ N45 W50 FCP= W27 S12 E27 N12\$ S40\$ N27 W27 S19\$ N35\$.									