

LOT 10 & 11 SOUTH POINTE S/D.
921-1490, 924-2043, WD 1119-2159

KAZMIERSKI GREGORY A/KAZMIERSKI RHONDA D
441 SW ADOBE POINTE LN
LAKE CITY, FL 32024

2026

17-4S-16-03051-111



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA
		01

NEIGHBORHOOD/LOC					
17416.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100		462	47,840
BAS	1,919	100		1,919	198,713
FOP	70	30		21	2,174
FSP	224	40		90	9,320
FSP	334	40		134	13,876
TOTALS	3,009			2,626	271,922

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	2,972.00	UT	1.50	1.50	100	2001
2	0296	SHED METAL	0 100	12	24	288.00	UT	7.00	7.00	100	2006
3	0251	LEAN TO W/	0 100	7	21	84.00	UT	3.00	3.00	100	2006
4	0031	BARN, MT AE	0 100	24	36	864.00	UT	11.00	11.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2002 Heated Area: 2381 HX Base Yr 2002

Diagram showing a single-family home layout with dimensions and room labels (FSP, BAS, FOP).

441 SW ADOBE POINTE LN, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/02/2025 MLU

TOTAL OB/XF											
16,230											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2 3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		370,189	
TOTAL MARKET OB/XF VALUE		16,230	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		496,419	
SOH/AGL Deduction		84,522	
ASSESSED VALUE		411,897	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		361,175	
TOTAL JUST VALUE		496,419	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		501,042	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041359	Remodel	16,900	02/19/2021
38962	ADDN SFR	0	12/02/2019
17611	SFR	285	11/02/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1432/2399	3/11/2021	WD	Q	V	04
GRANTOR: VRENN A ROBERT A					
GRANTEE: KAZMIERSKI GREGORY					
1326/2321	7/22/2016	WD	U	I	11
GRANTOR: GREGORY A KAZMIERSKI					
GRANTEE: GREGORY A KAZMIERSK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W14 L2 U2 W6 D2 L2 W1 FSP= N14 W16 S14 E16\$ W32 S34 E14 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E15 BAS= S22 E21 N22 W21\$ E21 N34\$ FSP= N14 W25 S14 E1 R2 U2 E6 D2 R2 E14\$.											

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