W1/2 OF NW1/4 OF SW1/4 OF NW1/4 EX RD R/W. (AKA PARCEL 9 FAB RD SURVEY). ALSO BEING

GARBETT DANIEL T
341 SW FAB GLN
LAKE CITY, FL 32024

**2026**

**18-4S-16-03059-011**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

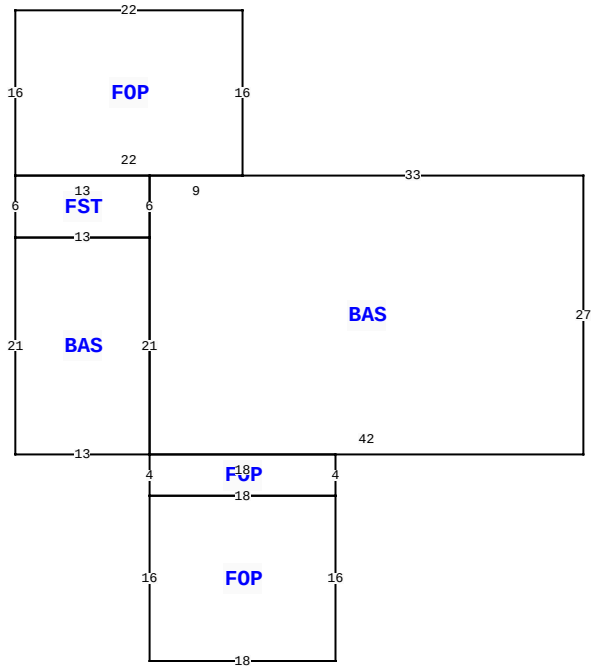
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 18416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 273 | 100 | | 273 | 23,177 |
| BAS | 1,134 | 100 | | 1,134 | 96,273 |
| FOP | 72 | 30 | | 22 | 1,867 |
| FOP | 288 | 30 | | 86 | 7,301 |
| FOP | 352 | 30 | | 106 | 8,999 |
| FST | 78 | 55 | | 43 | 3,650 |
| TOTALS | 2,197 | | | 1,664 | 141,268 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,664 | 116.6200 | 130.61 | 217,335 | 1979 | 1979 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2002 Heated Area: 1407 HX Base Yr 2002




341 SW FAB GLN, LAKE CITY

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 141,268 |
| TOTAL MARKET OB/XF VALUE | | 16,596 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 212,864 |
| SOH/AGL Deduction | | 88,444 |
| ASSESSED VALUE | | 124,420 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 73,698 |
| TOTAL JUST VALUE | | 212,864 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 212,864 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047808 | Remodel | 7,043 | 08/01/2023 |
| 8124 | POOL | 11,000 | 03/02/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1268/0339 | 1/13/2014 | QC | U | I | 11 | 100 |
| GRANTOR: MICHELLE GARBETT | | | | | | |
| GRANTEE: DANIEL T GARBETT | | | | | | |
| 0939/0214 | 10/31/2001 | WD | Q | I | | 74,500 |
| GRANTOR: BRIAN DAVID BICKEL JR | | | | | | |
| GRANTEE: DANIEL T GARBETT & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W33 FOP= N16 W22 S16 E22$ W9 FST= W13 S6 E13 N6$S6 BAS= W13 S21 E13 N21$ S21 FOP= S4 FOP= S16 E18 N16 W18$ E18 N4 W18$ E42 N27$.

## 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 | 1.00 | UT | 0.00 | 0.00 | 100 | 1994 | 1994 | 3 | 100 | 100 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1994 | 1994 | 3 | 40 | 14,336 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 16 | 24 | 384.00 | UT | 2.50 | 2.50 | 100 | 1994 | 1994 | 3 | 100 | 960 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 300 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 400 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,596

| 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 05/17/2019 BY KR Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/03/2025 BY SYS