LOT 5 LAKEWOOD ACRES S/D.
689-482, 893-474, LE 1331-378,

TONETTI ANITA/TONETTI FRANK
307 NW SLAPPY DR
LAKE CITY, FL 32055

2026

21-3S-16-02216-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

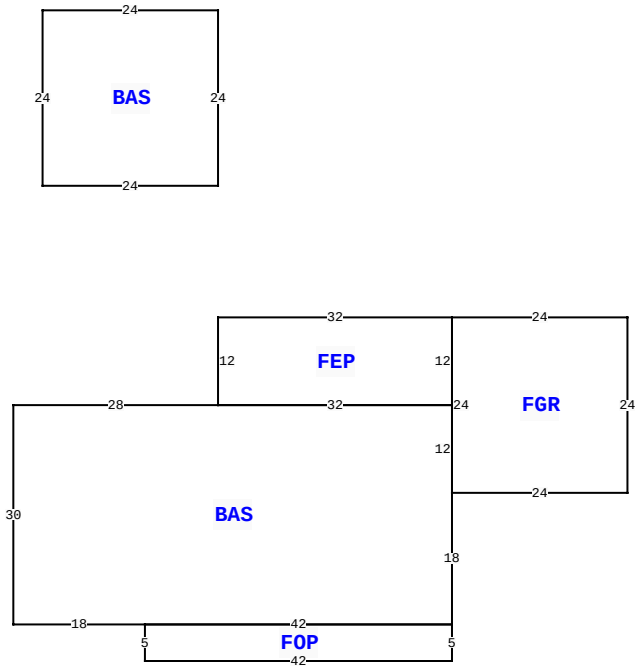
NEIGHBORHOOD/LOC 21316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	44,138
BAS	1,800	100		1,800	137,931
FEP	384	80		307	23,525
FGR	576	55		317	24,291
FOP	210	30		63	4,828
TOTALS	3,546			3,063	234,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,063	105.2600	117.89	361,097	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 2376 HX Base Yr 2001



307 NW SLAPPY DR, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		234,713
TOTAL MARKET OB/XF VALUE		10,104
TOTAL LAND VALUE - MARKET		55,660
TOTAL MARKET VALUE		300,477
SOH/AGL Deduction		138,827
ASSESSED VALUE		161,650
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		105,928
TOTAL JUST VALUE		300,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052490	Roof Replacement	20,000	03/04/2025
000050893	Roof Replacement	10,800	09/23/2024
30483	MAINT/ALTR	55	09/26/2012
21184	STORAGE	30	10/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1331/0378	4/29/2016	LE	U	I	14	100
GRANTOR: ANITA TONETTI						
GRANTEE: ANITA TONETTI (LIFE						
0893/0474	11/29/1999	WD	Q	I		119,000
GRANTOR: FOSS'						
GRANTEE: TONETTI'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S30 E18 FOP= S5 E42N5 W42$ E42 N18 FGR= E24 N24 W24 S24$ N12 FEP= N12 W32 S12E32$ W32$ PTR= N30 BAS= N24 W24 S24 E24$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	74	24	1,776.00	UT	4.00	4.00	100	0	0	3	100	7,104	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 10,104

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	5.06	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,660							

REVIEW DATE 02/08/2023 BY KS Total Acres: 5.06 Total Land Value: 55,660 Market: 0 Agricultural: 0 Common: 55,660 PRINTED 11/10/2025 BY SYS