

PARCEL E GENIECE ACRES UNR (DIVI
DESC AS: BEG SW COR OF SW1/4, N
628.94 FT, S 1383.49 FT TO S' LIN

SNIPES CHARLES/DOUBERLY VIVIAN SMITH
446 SW DUSK GLN
LAKE CITY, FL 32024

2026

28-4S-16-03235-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		01

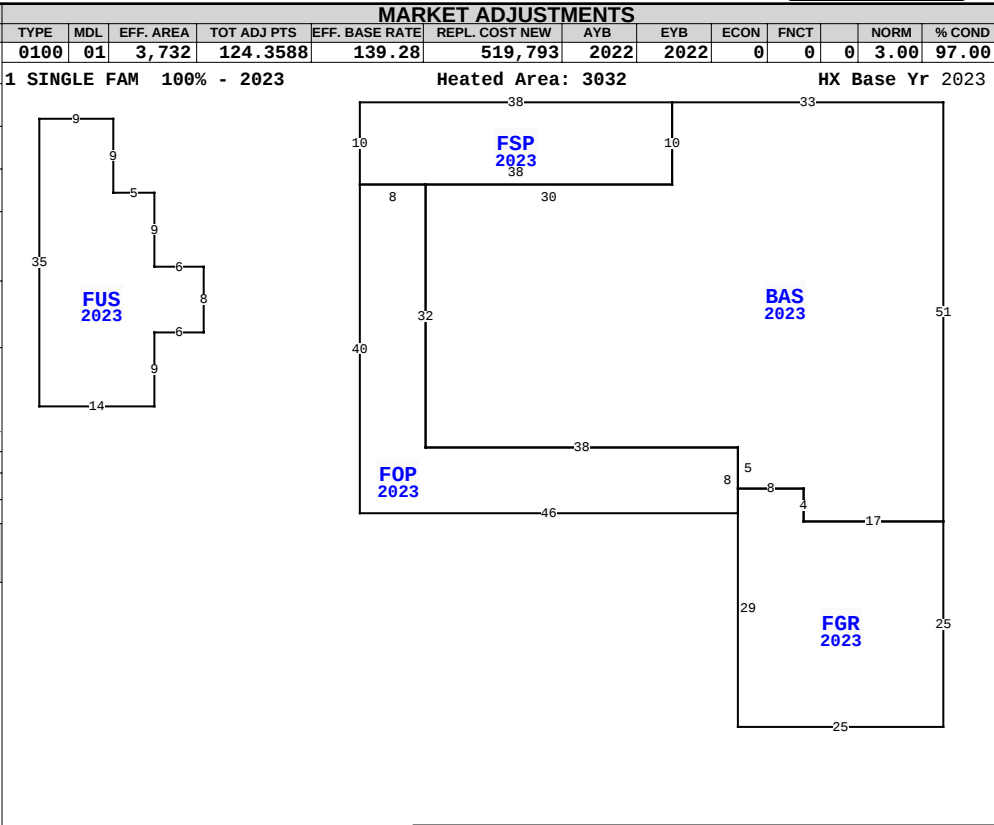
NEIGHBORHOOD/LOC	28416.01	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,539	100	2023	2,539	343,023
FGR	657	55	2023	361	48,772
FOP	624	30	2023	187	25,264
FSP	380	40	2023	152	20,536
FUS	493	100	2023	493	66,605

TOTALS	4,693			3,732	504,199
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN, MT	0 100	50	70	3,500.00	UT	20.00	20.00	100	2021
2	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	2021
3	0070	CARPORT UF	0 100	0	0	1.00	UT	7,800.00	7,800.00	100	2022
4	0166	CONC, PAVMT	0 100	0	0	1,160.00	UT	3.00	3.00	100	2023
5	0280	POOL R/CON	0 100	14	30	420.00	UT	70.00	70.00	100	2024
6	0282	POOL ENCL	0 100	20	39	780.00	UT	15.00	15.00	100	2024

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					3.50	AC	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	16.77	AC	
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	16.77	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2022
INC DATE		AG DATE	MLU

TOTAL OB/XF											
126,743											
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					3.50	AC	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	16.77	AC	
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	16.77	AC	

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		504,199	
TOTAL MARKET OB/XF VALUE		126,743	
TOTAL LAND VALUE - MARKET		162,160	
TOTAL MARKET VALUE		666,405	
SOH/AGL Deduction		3,320	
ASSESSED VALUE		663,085	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		607,363	
TOTAL JUST VALUE		793,102	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		799,179	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045551	Screen Enclosure	20,000	09/23/2022
000044696	Swimming Pool and	70,000	08/15/2022
000042993	Electrical Servic	0	10/20/2021
000042736	New Residential C	550,000	09/13/2021
41691			04/07/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1466/406	3/11/2022	WD	U	I	11
SALE PRICE					
100					

GRANTOR: SNIPES CHARLES S SR					
GRANTEE: DOUBERLY VIVAN SMIT					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2023;ORIG=20,-20] W33 S10 W30 S32 E38 S5 E8 S4 E17					
N51 \$					
FGR=[YR=2023;ORIG=20,31] W17 N4 W8 S29 E25 N25 \$					
FOP=[YR=2023;ORIG=-43,-10] W8 S40 E46 N8 W38 N32 \$					
FSP=[YR=2023;ORIG=-51,-20] E38 S10 W38 N10 \$					
FUS=[YR=2023;ORIG=-70,0] W6 N9 W5 N9 W9 S35 E14 N9 E6 N8 \$					