BEG AT INTERS OF C/L BELVIN RD S
OF SW1/4 OF NE1/4, N 210 FT, E 2
S 210 FT, W 210 FT TO POB.

GENUS ADDIE M FAMILY REVOCABLE TRUST
349 NW BELVIN WAY
LAKE CITY, FL 32055-9778

2026

34-2S-16-01842-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

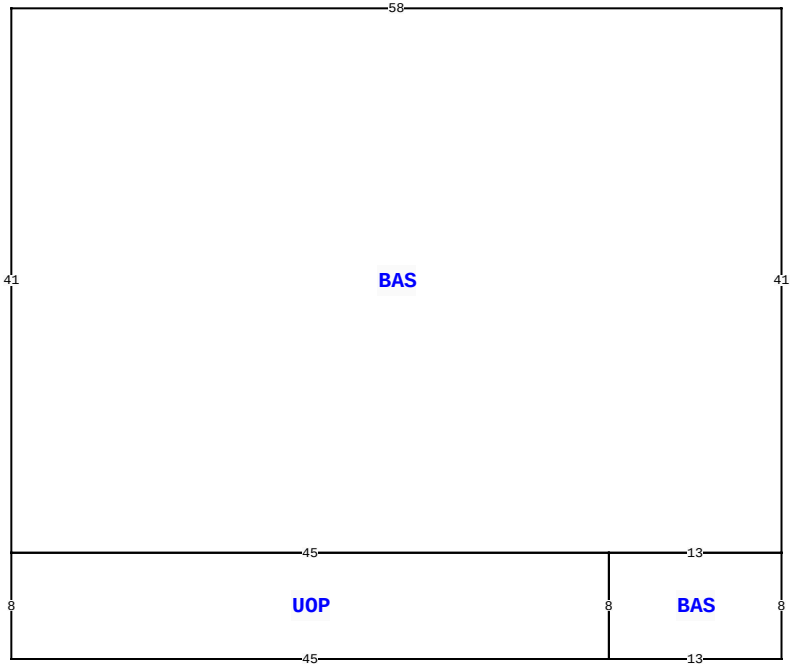
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	34216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	104	100		104	5,644
BAS	2,378	100		2,378	129,054
UOP	360	25		90	4,885
TOTALS	2,842			2,572	139,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	02	2,572	110.3000	90.45	232,637	1974	1974	0	0	0	40.00	60.00

1 SFR/MH CON 100% - 0 Heated Area: 2482 HX Base Yr



349 NW BELVIN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		139,582
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		152,382
SOH/AGL Deduction		122,608
ASSESSED VALUE		29,774
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,774
TOTAL JUST VALUE		152,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041926	Roof Replacement	16,689	05/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1243/1457	10/22/2012	WD	U	I	11	100
GRANTOR: ADDIE M GENUS						
GRANTEE: ADDIE M GENUS AS TR						
388/106	10/08/1977	WD	Q	I	01	321
GRANTOR: BELVIN HATTIE						
GRANTEE: GENUS SAMPSON MALAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S41 UOP= S8 E45 N8 W45$ E45 BAS= S8 E13 N8 W13$ E13N41$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 02/15/2023 BY KS Total Acres: 1.00 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/14/2025 BY SYS