COMM NW COR OF SW1/4 OF SW1/4, R
FOR POB, CONT E 303.65 FT, S 660
FT, N 660.23 FT TO POB, EX RD R/

GARBELLINI JOSEPH/GARBELLINI JEANNE
2330 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

**2026**

**35-2S-15-00113-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

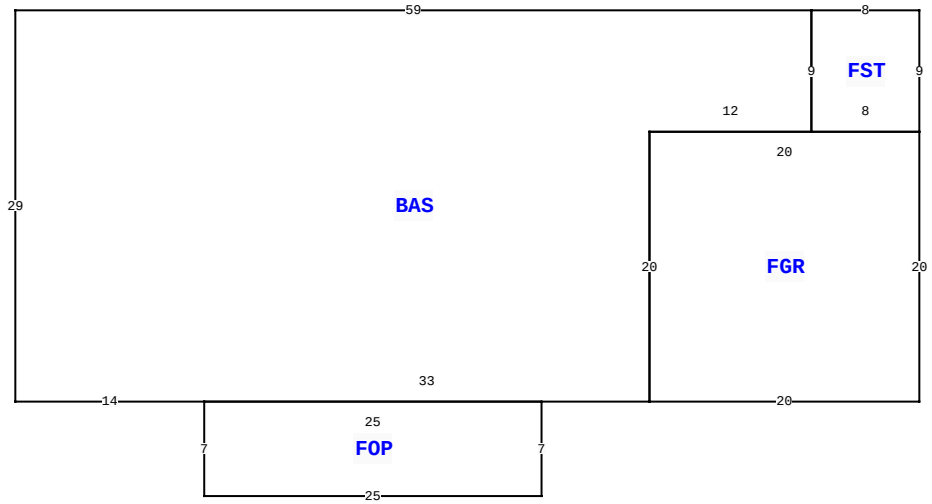
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 35215.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,471 | 100 | | 1,471 | 135,276 |
| FGR | 400 | 55 | | 220 | 20,232 |
| FOP | 175 | 30 | | 52 | 4,782 |
| FST | 72 | 55 | | 40 | 3,678 |
| TOTALS | 2,118 | | | 1,783 | 163,968 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,783 | 126.3220 | 141.48 | 252,259 | 1976 | 1976 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1471 HX Base Yr 2022




2330 NW LOWER SPRINGS RD, 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 | | 163,968 |
| TOTAL MARKET OB/XF VALUE | | 22,600 |
| TOTAL LAND VALUE - MARKET | | 46,750 |
| TOTAL MARKET VALUE | | 233,318 |
| SOH/AGL Deduction | | 103,150 |
| ASSESSED VALUE | | 130,168 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 79,446 |
| TOTAL JUST VALUE | | 233,318 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 233,318 |

SALE:5:1: 4.25 AC PLUS HOUSE
SALE:4:1: $.70 STAMPS CERTIFICATE OF TITLE
SALE:3:1: EXEMPT - SPECIAL WD
SALE:2:1: 4,25 AC WITH IMP

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048477 | Storage Building | 24,000 | 10/23/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1421/1594 | 1/08/2020 | WD | Q | I | 01 | 165,000 |
| GRANTOR: CHRISTY READING & HEA | | | | | | |
| GRANTEE: JOSEPH & JEANNE GAR | | | | | | |
| 1278/2579 | 8/01/2014 | WD | Q | I | 01 | 129,000 |
| GRANTOR: AMY KAMM | | | | | | |
| GRANTEE: CHRISTY READING & H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W59 S29 E14 FOP= S7 E25N7 W25$ E33 FGR= E20 N20 W20 S20$ N20 E12 FST= E8 N9 W8 S9$ N9$.

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2005 | 2005 | 3 | 100 | 2,000 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,000 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 250 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 250 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 200 | |
| 6 | 0030 | BARN,MT | 0 | 100 | 30 | 35 | 1,050.00 | UT | 18.00 | 18.00 | 100 | 2024 | 2023 | | 100 | 18,900 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,600

| 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 | 0110 | C | SFR RURAL | 100 | | 00 | 0.00 | 0.00 | 4.25 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 46,750 | | | | | | | |

REVIEW DATE 12/28/2023 BY JB Total Acres: 4.25 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 11/05/2025 BY SYS