BEG NW COR OF SW1/4 OF SW1/4, E
660.23 FT, W 380.72 FT, N 660 FT
R/W.

GARBETT ROBERT TYREE/GARBETT LISA MARIE
2382 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2026

35-2S-15-00113-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

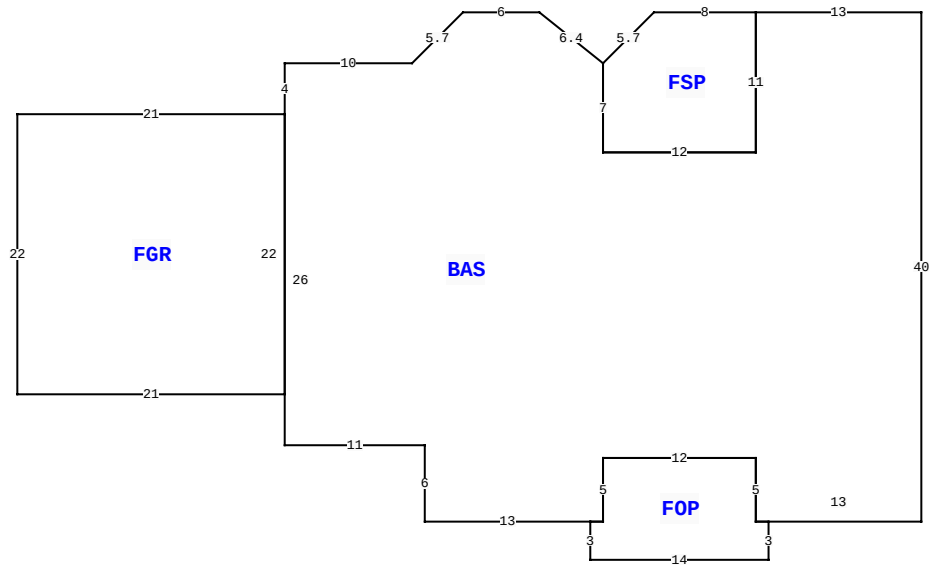
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,684	100		1,684	158,502
FGR	462	55		254	23,907
FOP	102	30		31	2,918
FSP	124	40		50	4,707
TOTALS	2,372			2,019	190,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,019	113.2560	126.85	256,110	2001	2001	0	0	0	25.80	74.20

2 SINGLE FAM 100% - 2022 Heated Area: 1684 HX Base Yr 2022



2382 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		190,034
TOTAL MARKET OB/XF VALUE		33,795
TOTAL LAND VALUE - MARKET		56,870
TOTAL MARKET VALUE		280,699
SOH/AGL Deduction		33,612
ASSESSED VALUE		247,087
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,365
TOTAL JUST VALUE		280,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,279

SALE:4:1: 5.17 ACRES INQUIRY MAILED

SALE:3:1: CORRECTIVE WARRANTY DEED TO CORRECT LEGA

SALE:2:1: 1/2 UNDIV INT EACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23839	M H	501	11/10/2005
23771	POOL	125	10/25/2005
18328	SFR	291	05/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/1406	8/19/2021	WD	Q	I	01	249,900
GRANTOR: CORBETT ERIKKA LIPP						
GRANTEE: GARBETT ROBERT TYRE						
1382/1386	3/28/2019	WD	U	I	12	144,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ERIKKA LIPP CORBETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= W8 L4 D4 S7 E12 N11$ S11 W12 N7 U4 L5 W6 L4 D4 W10 S4 FGR= W21 S22 E21 N22$ S26 E11 S6 E13 FOP= S3 E14 N3 W1 N5 W12 S5 W1$ E1 N5 E12 S5 E13 N40$.

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	0296	SHED METAL	0	100	10	30	300.00	UT	4.50	4.50	100	1996	1996	3	100	1,350	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	726.00	UT	1.50	1.50	100	2001	2001	3	100	1,089	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0280	POOL R/CON	0	100	10	30	300.00	UT	70.00	70.00	100	2005	2005	3	47	9,870	
7	0282	POOL ENCL	0	100	19	49	931.00	UT	15.00	15.00	100	2005	2005	3	40	5,586	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
10	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 33,395

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		00	0.00	0.00	5.17	AC		1.00	1.00	1.00	11,000.00	11,000.00	56,870							

REVIEW DATE 12/30/2022 BY JD Total Acres: 5.17 Total Land Value: 56,870 Market: 0 Agricultural: 0 Common: 56,870 PRINTED 11/05/2025 BY SYS

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R/W.

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

TOTAL OB/XF 400

LAND DESCRIPTION

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

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