

LOT 7 SOUTHWOOD ACRES S/D UNIT 4
ORB 532-450, 692-613, (DC MICHAEL

GROSS EMORY F JR
1468 SW MAIN BLVD STE 105-29
LAKE CITY, FL 32025

2025

36-4S-16-03382-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 36416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	426	100		426	34,122
BAS	2,328	100		2,328	186,471
FEP	48	80		38	3,044
FEP	300	80		240	19,224
FOP	258	30		77	6,168
FUS	1,333	100		1,333	106,773

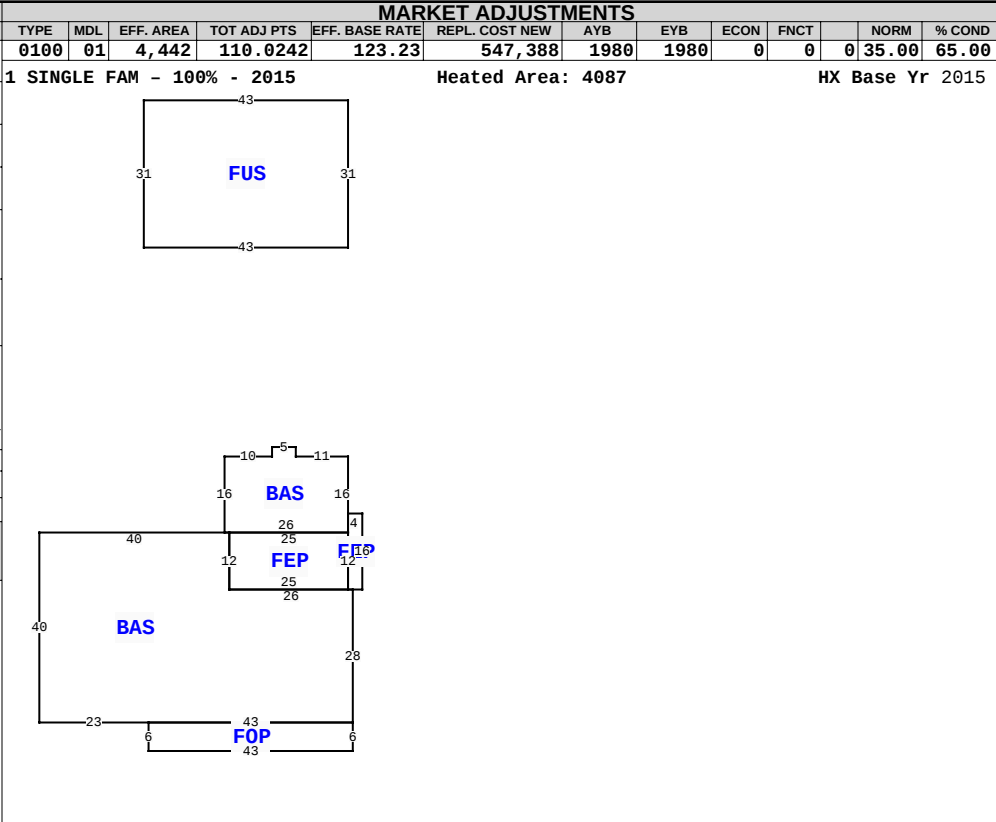
TOTALS 4,693 4,442 355,802

EXTRA FEATURES

L N	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	0169	FENCE/WOOD	0 100	0	0	360.00	UT	7.50	7.50	50	1993	1993	3	50	1,350	
2	0280	POOL R/CON	0 100	20	42	840.00	UT	70.00	70.00	35	2007	2007	3	35	20,580	
3	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
4	0258	PATIO	0 100	0	0	1,214.00	UT	1.00	1.00	100	2009	2009	3	100	1,214	
5	0166	CONC, PAVMT	0 100	0	0	9,641.00	UT	1.00	1.00	100	2009	2009	3	100	9,641	
6	0210	GARAGE U	0 100	30	35	1,050.00	UT	5.00	5.00	100	0	0	3	100	5,250	

LAND DESCRIPTION

N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	



209 SW SWEETBRIAR DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		355,802			
TOTAL MARKET OB/XF VALUE		40,035			
TOTAL LAND VALUE - MARKET		31,500			
TOTAL MARKET VALUE		427,337			
SOH/AGL Deduction		184,073			
ASSESSED VALUE		243,264			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		192,542			
TOTAL JUST VALUE		427,337			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		399,855			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25870	POOL	390	05/31/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1261/0132	8/19/2013	WD	Q	I	01	200,000
GRANTOR: TERESA D CARRENDER HU						
GRANTEE: EMORY F GROSS JR						
0692/0613	7/28/1989	WD	Q	I		132,900
GRANTOR: TAYLOR						
GRANTEE: CARRENDER						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= W25 BAS= W40 S40 E23 FOP= S6E43 N6 W43\$ E43 N28 W26 N12\$ S12 E25 N12\$ FEP= S12 E3 N16 W3 S4\$ BAS= N16 W11 N2 W5 S2 W10 S16 E26\$ PTR=N60 FUS= N31 W43 S31 E43\$ S60\$.