W DIV W1/2 OF SW1/4, BLOCK 16

758-1536, 796-1735, 800-369,

VARNES CARLTON DAVID
445 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2026

00-00-00-12453-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	01	01

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

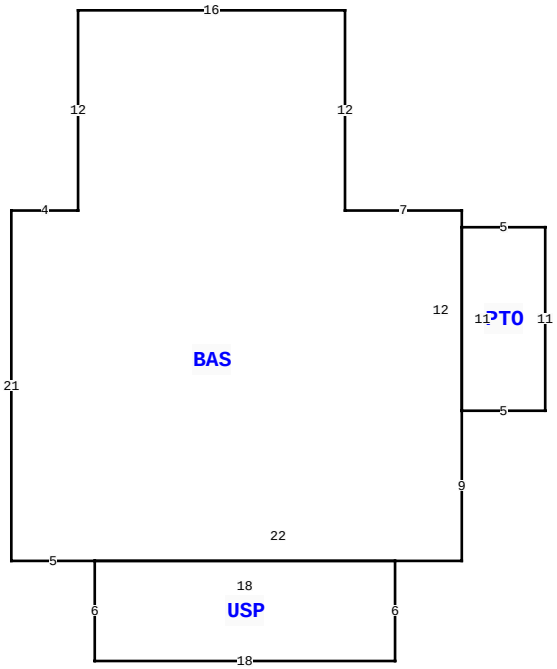
NEIGHBORHOOD/LOC 840317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	759	100		759	20,988
PTO	55	5		3	83
USP	108	35		38	1,051
TOTALS	922			800	22,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	800	53.9010	61.45	49,160	1920	1920	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2021 Heated Area: 759 HX Base Yr



237 SW MILLER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	22,122
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	5,565
TOTAL MARKET VALUE	29,687
SOH/AGL Deduction	0
ASSESSED VALUE	29,687
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,687
TOTAL JUST VALUE	29,687
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1258/1888	7/25/2013	WD	U	I	14	100
GRANTOR: MILDRED M BYRD (RESER						
GRANTEE: CARLTON DAVID VARNE						
1255/2443	5/07/2013	WD	U	I	11	100
GRANTOR: MILDRED M BYRD & BETT						
GRANTEE: MILDRED M BYRD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S12 W4 S21 E5 USP= S6 E18 N6 W18$ E22 N9 PTO= E5 N11 W5 S11$ N12 W7 N12$.

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	0294	SHED WOOD/	0	0	20	20	1.00	UT	2,000.00	2,000.00	50	2008	2008	3	50	1,000	
2	0070	CARPORT UF	0	0	20	20	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0		00	0.00	0.00	2,835.00	SF		1.00	1.00	1.00	1.00	1.00	2,835							
2	0000	C	VAC RES	0		00	0.00	0.00	2,730.00	SF		1.00	1.00	1.00	1.00	1.00	2,730							

REVIEW DATE 11/01/2016 BY DF Total Acres: 0.13 Total Land Value: 5,565 Market: 0 Agricultural: 0 Common: 5,565 PRINTED 05/08/2026 BY SYS