

COMM NW COR OF SW1/4 OF NE1/4,
 RUN E 961.04 FT FOR POB, CONT
 E 317.25 FT, S 777.21 FT TO A

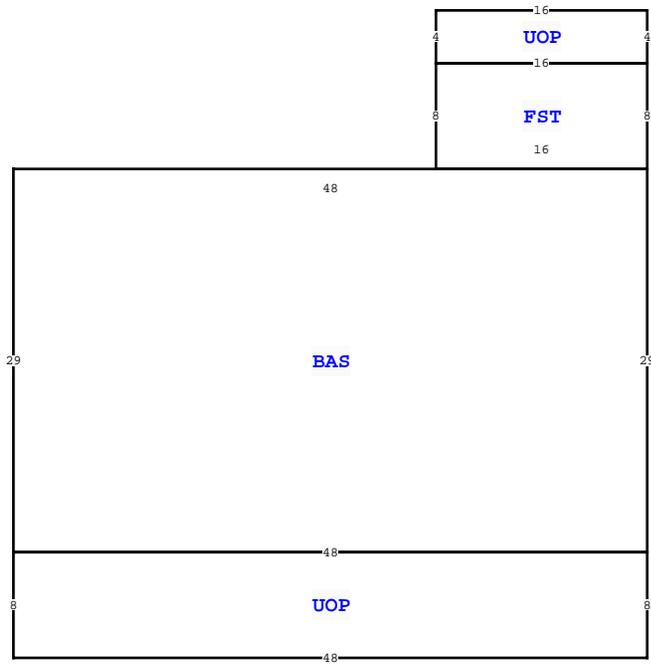
VARNES CARLTON DAVID/HAWKINS MARGARET B
 445 NW LOWER SPRINGS RD
 LAKE CITY, FL 32055

2026

01-3S-15-00128-006


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floor	06 VINYL ASB 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,552	92.2500	105.16	163,208	1979	1979	0	0	35.00	65.00		
1 SINGLE FAM 100% - 1998 Heated Area: 1392 HX Base Yr 1998													



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		01	1315.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	95,149
FST	128	55		70	4,785
UOP	64	20		13	889
UOP	384	20		77	5,263
TOTALS	1,968			1,552	106,085

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	106,085			
TOTAL MARKET OB/XF VALUE	2,778			
TOTAL LAND VALUE - MARKET	60,000			
TOTAL MARKET VALUE	168,863			
SOH/AGL Deduction	117,443			
ASSESSED VALUE	51,420			
TOTAL EXEMPTION VALUE	HX HB 26,420			
BASE TAXABLE VALUE	25,000			
TOTAL JUST VALUE	168,863			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	162,007			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28541	MAINT/ALTR	30	05/05/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0847/2465	10/22/1997	WD	Q	I		25,000
GRANTOR: READY						
GRANTEE: VARNES & HAWKINS JT						
0798/0326	11/17/1994	WD	Q	I		30,000
GRANTOR: WILLIAM A & MARGARET						
GRANTEE: WILLIAM J READY						

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	0294	SHED WOOD/	0	100	12	12	144.00	UT	5.50	100	1993	1993	3	100	792	
2	0296	SHED METAL	0	100	21	22	462.00	UT	3.00	100	1993	1993	3	100	1,386	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	200	
4	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	400	

TOTAL OB/XF														2,778
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BUILDING NOTES													
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BUILDING DIMENSIONS
 BAS= W48 S29 UOP= S8 E48 N8 W48 E48 N29 FST= N8 UOP= N4 W16 S4 E16 S8 E16 S.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							