

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

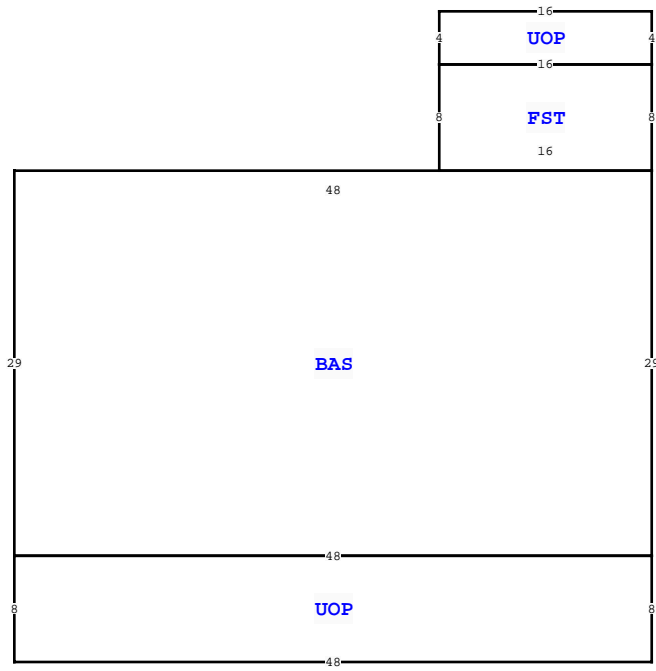
VARNES CARLTON DAVID/HAWKINS MARGARET B
 445 NW LOWER SPRINGS RD
 LAKE CITY, FL 32055

2026

01-3S-15-00128-006


BUILDING CHARACTERISTICS		CONSTRUCTION	
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	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,392	100	
FST	128	55	
UOP	64	20	
UOP	384	20	
TOTALS	1,968		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	1998								
			Heated Area: 1392				HX Base Yr 1998				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			104,229
TOTAL MARKET OB/XF VALUE			2,778
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			167,007
SOH/AGL Deduction			115,587
ASSESSED VALUE			51,420
TOTAL EXEMPTION VALUE	HX HB	26,420	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			167,007
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
1	0294	SHED WOOD/	0	100	12	12	144.00	UT	5.50	100	1993
2	0296	SHED METAL	0	100	21	22	462.00	UT	3.00	100	1993
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2016
4	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	100	2016

TOTAL OB/XF											
445 NW LOWER SPRINGS RD, LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/22/2026		MLU						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
 BAS= W48 S29 UOP= S8 E48 N8 W48 E48 N29 FST= N8 UOP= N4 W16 S4 E16 S8 E16 S.

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC	1.00