

COMM NE COR, RUN S 356.73 FT, W  
 POB, CONT W 274.02 FT, S 320.61  
 N 317.96 FT TO POB. (AKA PARCEL)

BOUCHER TOD J LIVING TRUST  
 411 SW SWEETBRIAR DR  
 LAKE CITY, FL 32024

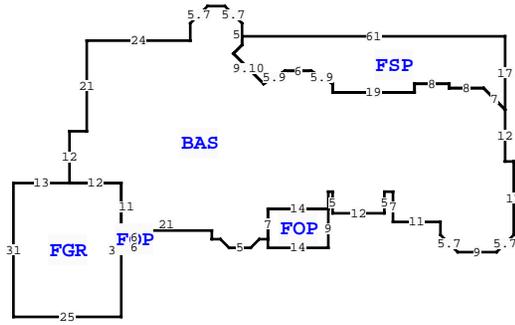
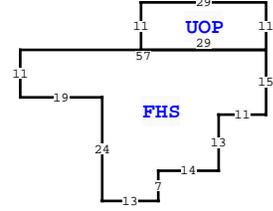
2026

01-5S-16-03385-001

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units	0	100
Kitchen Adjus	02	02 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	5,195	134.8117	150.99	784,393	2009	2009	0	0	0	23.20	76.80

1 SINGLE FAM 100% - 2019 Heated Area: 4871 HX Base Yr 2019



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,650	100		3,650	423,256
FGR	775	55		426	49,399
FHS	1,221	60		733	84,999
FOP	24	30		7	812
FOP	126	30		38	4,407
FSP	693	40		277	32,121
UOP	319	20		64	7,421
<b>TOTALS</b>	<b>6,808</b>			<b>5,195</b>	<b>602,414</b>

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	0166	CONC, PAVMT	0	100	0	0	7,495.00	UT	1.60	1.60	100	2009	2009	3	100	11,992	
2	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	4,000	
3	0031	BARN, MT AE	0	100	24	30	720.00	UT	14.00	14.00	80	2018	2018	3	80	8,064	
4	0280	POOL R/CON	0	100	0	0	374.00	UT	70.00	70.00	100	2019	2019	3	89	23,300	
5	0282	POOL ENCL	0	100	30	39	1,170.00	UT	15.00	15.00	100	2019	2019	3	65	11,408	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

411 SW SWEETBRIAR DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	602,414			
TOTAL MARKET OB/XF VALUE	63,564			
TOTAL LAND VALUE - MARKET	40,200			
TOTAL MARKET VALUE	706,178			
SOH/AGL Deduction	253,737			
ASSESSED VALUE	452,441			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	401,030			
TOTAL JUST VALUE	706,178			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	715,233			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048806	Roof Replacement	48,100	12/07/2023
000044452	Electrical Servic	0	05/17/2022
38011	POOL ENCL	150	04/22/2019
37641	STORAGE	0	01/17/2019
37641	STORAGE	177	01/17/2019
37401	POOL	438	11/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/318	3/09/2023	QC	U	I	11	100

GRANTOR: BOUCHER TOD JOSEPH  
 GRANTEE: BOUCHER TOD JOSEPH

1485/1685	3/01/2023	WD	U	I	11	100
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GRANTOR: BOUCHER TOD J & CAROL  
 GRANTEE: BOUCHER TOD J

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W24 S21 W4 S12 FGR= W13 S31 E25 N31 W12\$ E12 S11 FOP= S4 E6 N4 W6\$ E21 S2 E2 R2 D2 E5 U2 R2 E2 FOP= S2 E14 N9 W14 S7\$ N7 E14 N4 E1 S5 E12 N5 E2 S7 E11 S3 R4 D4 E9 U4 R4 N17 W2 N12 FSP= N17 W61 S2 L2 D2 D7 R7 R5 U3 E6 D3 R5 S2 E19 N2 E8 S1 E8 D5 R5 \$ L5 U5 W8 N1 W8 S2 W19 N2 L5 U3 W6 D3 L5 L7 U7 U2 R2 N5 L4 U4 W4 L4 D4 S4\$ PTR= N40 FHS= N7 E14 N13 E11 N15 UOP= N11 W29 S11 E29\$ W57 S11 E19 S24 E13\$ S40\$ .												

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	2.01	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,200								