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

2027

01-5S-16-03385-001

BUILDING CHARACTERISTICS

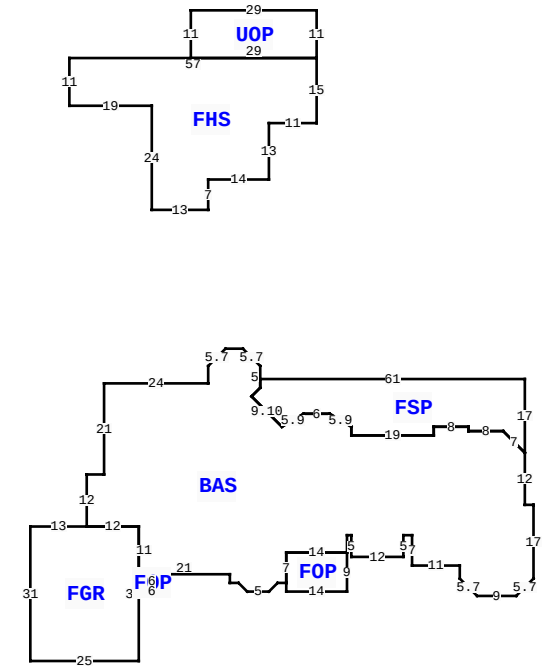
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,650	100		3,650	415,687
FGR	775	55		426	48,516
FHS	1,221	60		733	83,479
FOP	24	30		7	797
FOP	126	30		38	4,328
FSP	693	40		277	31,546
UOP	319	20		64	7,289
TOTALS	6,808			5,195	591,642

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	148.29	770,367	2009	2009	0	0	0	23.20	76.80

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



411 SW SWEETBRIAR DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	591,642
TOTAL MARKET OB/XF VALUE	63,564
TOTAL LAND VALUE - MARKET	40,200
TOTAL MARKET VALUE	695,406
SOH/AGL Deduction	229,392
ASSESSED VALUE	466,014
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	414,603
TOTAL JUST VALUE	695,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	706,178

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
GRANTOR: BOUCHER TOD J & CAROL						
GRANTEE: BOUCHER TOD J						

BUILDING NOTES

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 63,564

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	100		A-1	0.00	0.00	2.01	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,200							

REVIEW DATE 01/13/2026 BY KS Total Acres: 2.01 Total Land Value: 40,200 Market: 0 Agricultural: 0 Common: 40,200 PRINTED 11/17/2026 BY SYS