

LOT 6 BLOCK A SOUTHWOOD MEADOWS  
787-650, 791-1984,

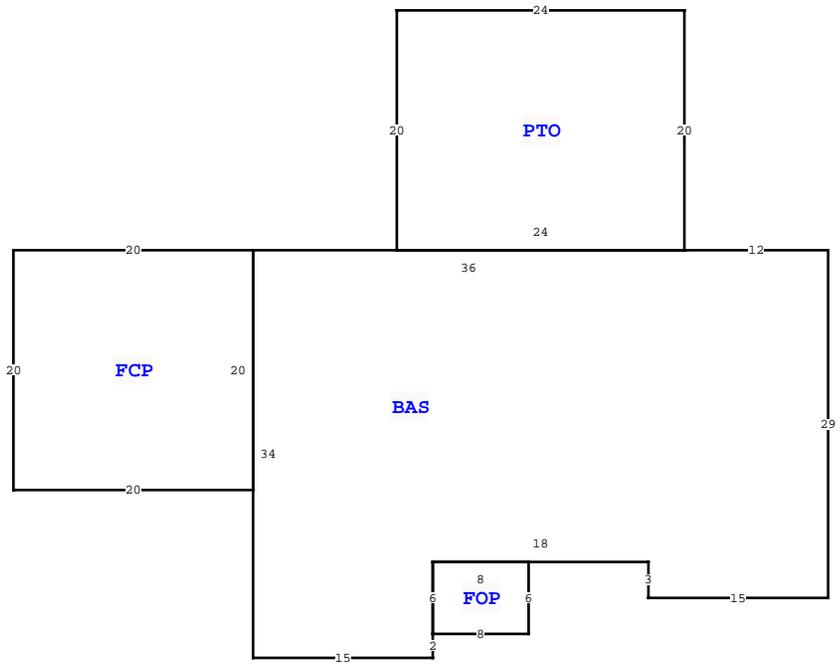
SLUSS ROBERT G/SLUSS CYNTHIA D  
347 SW AINSLEY GLN  
LAKE CITY, FL 32024

**2026**

01-5S-16-03405-206

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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%	- 1995									Heated Area: 1413 HX Base Yr 1995	



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY			1516.0400	1.00/
Area Type		Total Gross Area	Pct of Base	Year	Tot Adj Area	Subarea Market Value	
BAS	1,413	100			1,413	121,063	
FCP	400	25			100	8,568	
FOP	48	30			14	1,199	
PTO	480	5			24	2,056	
<b>TOTALS</b>	<b>2,341</b>				<b>1,551</b>	<b>132,886</b>	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			132,886	
TOTAL MARKET OB/XF VALUE			9,905	
TOTAL LAND VALUE - MARKET			32,000	
TOTAL MARKET VALUE			174,791	
SOH/AGL Deduction			68,369	
ASSESSED VALUE			106,422	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			55,011	
TOTAL JUST VALUE			174,791	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			174,944	

SALE:2:1: LOT 6 BLK A UNIT 2 SOUTHWOOD MEADOWS  
SALE:1:1: LOT 6 BLK A UNIT II SOUTHWOOD MEADOWS  
LAND:1:1: 1.00 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053553	Remodel	21,183	07/10/2025
8090	SFR	42,000	02/22/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0791/1984	6/10/1994	WD Q	Q	I		68,900
GRANTOR: FREDERICK & JENNIFER						
GRANTEE: ROBERT G & CYNTHIA						
0787/0650	3/04/1994	WD Q	Q	V		9,900
GRANTOR: PETER GIEBEIG						
GRANTEE: FREDERICK PERRY						

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	UT	1.50	1.50	100	0	0	3	100	713	
2	0294	SHED WOOD/	0	100	8	12	UT	7.50	7.50	80	1994	1994	3	80	576	
3	0294	SHED WOOD/	0	100	12	12	UT	7.50	7.50	100	1994	1994	3	100	1,080	
4	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	1994	1994	3	100	5,376	
5	0169	FENCE/WOOD	0	100	0	0	UT	7.50	7.50	60	1994	1994	3	60	2,160	

TOTAL OB/XF														9,905	
347 SW AINSLEY GLN, LAKE CITY															
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/16/2026		MLU	

BUILDING NOTES													

**BUILDING DIMENSIONS**  
BAS= W12 PTO= N20 W24 S20 E24\$ W36 FCP= W20 S20 E20 N20\$ S34 E15 N2 FOP= E8 N6 W8 S6\$ N6 E18 S3 E15 N29\$.

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		RSF	1145.00	302.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000								