

BEG NW COR OF SE1/4 OF SW1/4, RU S 11 DEG E 742.49 FT, W 1519.39 RD, RUN N ALONG R/W 241.41 FT, W

VARNES CLYDE F 535 NE CLYDE VARNES RD LAKE CITY, FL 32055

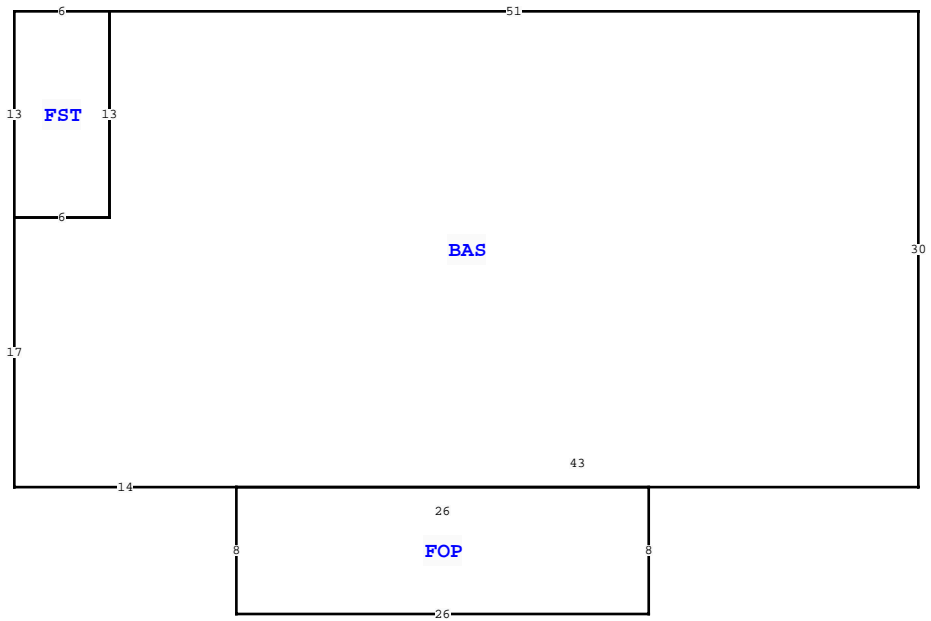
2026

12-3S-17-04927-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	06	VINYL ASB	10		
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 Units	05	CONV	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA	05		
NEIGHBORHOOD/LOC	1317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	128,367
FOP	208	30		62	4,877
FST	78	55		43	3,382
TOTALS	1,918			1,737	136,626

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100% - 0			210,194	1986	1986	0	0	35.00	65.00
Heated Area: 1632 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			136,626
TOTAL MARKET OB/XF VALUE			2,200
TOTAL LAND VALUE - MARKET			104,280
TOTAL MARKET VALUE			148,176
SOH/AGL Deduction			51,978
ASSESSED VALUE			96,198
TOTAL EXEMPTION VALUE	HX HB SX		96,198
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			243,106
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055914	Co-Location or Ex	49,000	06/17/2026
000055471	Generator		04/14/2026
000045501	Communications To	125,000	09/20/2022
000044680	Communications To	250,000	06/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/351	11/13/2025	LE U		I	14	0
GRANTOR: VARNES CLYDE F						
GRANTEE: VARNES CLYDE F (ENH)						
1448/1859	9/28/2021	LE U		I	14	0
GRANTOR: VARNES CLYDE F						
GRANTEE: VARNES CLYDE F						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	50	2005	2005	3	50	500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

TOTAL OB/XF												2,200	
612 NE CLYDE VARNES RD, LAKE CITY													

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W51 FST= W6 S13 E6 N13 S13 W6 S17 E14 FOP= S8 E26 N8 W26 S E43 N30 S.											

LAND DESCRIPTION												TOTAL OB/XF												2,200	
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	5600	A	TIMBER 3	0		00	0.00	0.00	11.24	AC		1.00	1.00	1.00	281.00	281.00	3,158								
2	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000								
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	25.07	AC		1.00	1.00	1.00	4,000.00	4,000.00	100,280								
4	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	40.00	40.00	280								
5	6200	A	PASTURE 3	0		00	0.00	0.00	6.83	AC		1.00	1.00	1.00	280.00	280.00	1,912								