

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

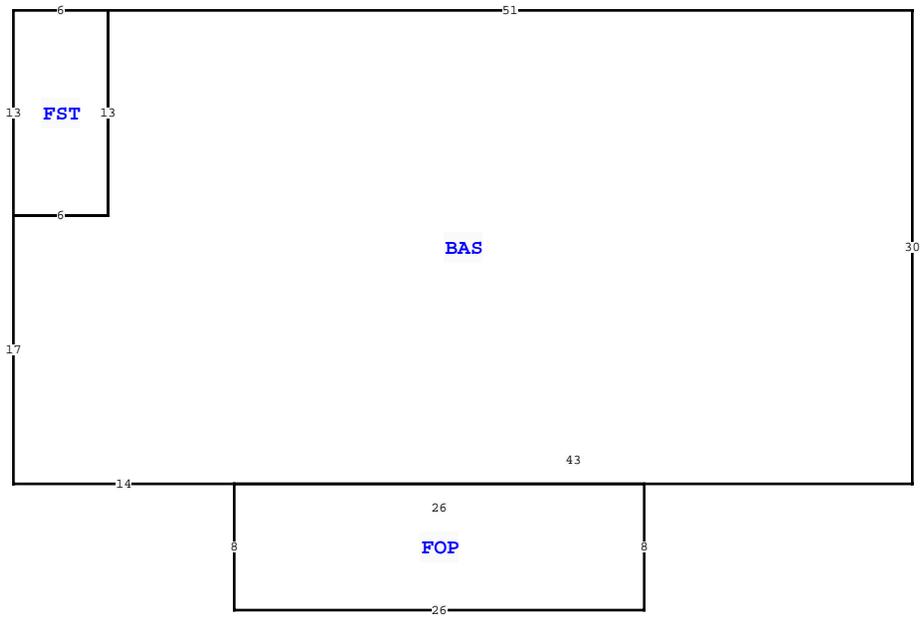
2026

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	130,658
FOP	208	30		62	4,964
FST	78	55		43	3,442
TOTALS	1,918			1,737	139,065

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			213,946	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		139,065	
TOTAL MARKET OB/XF VALUE		2,200	
TOTAL LAND VALUE - MARKET		104,280	
TOTAL MARKET VALUE		150,615	
SOH/AGL Deduction		54,417	
ASSESSED VALUE		96,198	
TOTAL EXEMPTION VALUE	HX HB SX	96,198	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		245,545	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,106	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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	I	14	0
GRANTOR: VARNES CLYDE F						
GRANTEE: VARNES CLYDE F (ENH						
1448/1859	9/28/2021	LE U	I	I	14	0
GRANTOR: VARNES CLYDE F						
GRANTEE: VARNES CLYDE F						

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	0285	SALVAGE	0	100	0	0		1.00	UT 0.00	100	0	0	3	100	500	
2	0070	CARPORT UF	0	100	0	0		1.00	UT 1,000.00	50	2005	2005	3	50	500	
3	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2012	2012	3	100	1,200	

TOTAL OB/XF												2,200									
612 NE CLYDE VARNES RD, LAKE CITY																					
BLD DATE												LGL DATE						04/14/2025		MLU	
XF DATE												LAND DATE									
INC DATE												AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W51 FST= W6 S13 E6 N13S13 W6 S17 E14 FOP= S8 E26 N8W26S E43 N30S.											

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												