COMM NE COR OF SE1/4, W 524.85 F FOR POB, CONT S 280.99 FT, W 461 FT, E 461.97 FT TO POB & W1/2 OF

CORBETT MICHAEL T/CORBETT JUDITH L
295 NW COMMONS LOOP, SUITE 115-243
LAKE CITY, FL 32055

2027

12-4S-16-02942-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

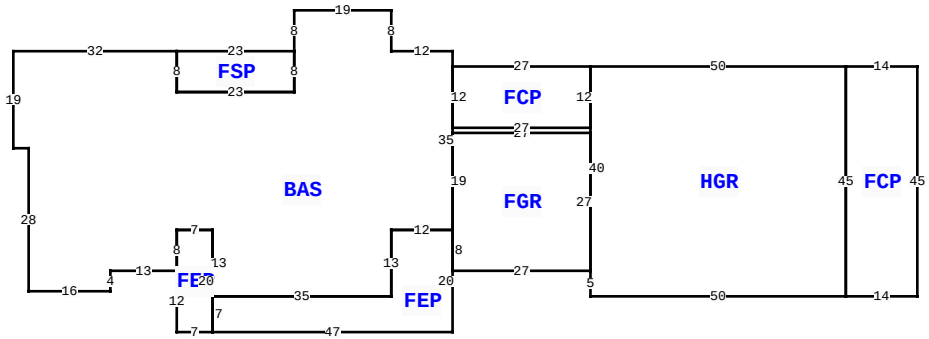
NEIGHBORHOOD/LOC 12416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,681	100		3,681	308,341
FCP	324	25		81	6,785
FCP	630	25		158	13,235
FEP	140	80		112	9,381
FEP	485	80		388	32,501
FGR	729	55		401	33,590
FSP	184	40		74	6,198
HGR	2,250	45		1,012	84,770
TOTALS	8,423			5,907	494,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,907	117.1566	128.87	761,235	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 3681 HX Base Yr 2013



465 SW BROTHERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		494,803
TOTAL MARKET OB/XF VALUE		42,401
TOTAL LAND VALUE - MARKET		142,220
TOTAL MARKET VALUE		679,424
SOH/AGL Deduction		114,263
ASSESSED VALUE		565,161
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		513,750
TOTAL JUST VALUE		679,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		688,447

SALE:1:1: 2.97 ACRES

LAND:1:1: ON RUNWAY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054874	Remodel	52,209	01/22/2026
000043503	Roof Replacement	23,800	01/11/2022
38379	POOL ENCL	94	07/18/2019
38240	POOL	400	06/17/2019
8419	SFR	107,000	05/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/370	4/24/2025	LE	U	I	14	100
GRANTOR: CORBETT MICHAEL T (EN						
GRANTEE: CORBETT MICHAEL AND						
1382/0650	4/03/2019	WD	Q	V	01	65,000
GRANTOR: REX & JEAN MASON						
GRANTEE: MICHAEL CORBETT & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N8 W19 S8 FSP= W23 S8 E23 N8$ S8 W23 N8 W32 S19 E3 S28 E16 N4 E13 FEP= S12 E7 N20 W7 S8$ N8 E7 S13 FEP= S7 E47 N20 W12 S13 W35 $ E35 N13 E12 FGR= S8 E27 HGR= S5 E50 FCP= E14 N45 W14 S45$ N45 W50 FCP= W27 S12 E27 N12$ S40$ N27 W27 S19$ N35$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,805.00	UT	1.50	1.50	100	1995	1995	3	100	2,708	
3	0280	POOL R/CON	0	100	0	0	450.00	UT	70.00	70.00	100	2020	2020	3	91	28,665	
4	0282	POOL ENCL	0	100	24	39	936.00	UT	15.00	15.00	100	2020	2020	3	70	9,828	

LAND DESCRIPTION

TOTAL OB/XF 42,401

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		00	0.00	0.00	2.97	AC		1.00	1.00	1.00	26,000.00	26,000.00	77,220							
2	0000	C	VAC RES	100		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	26,000.00	26,000.00	65,000							

REVIEW DATE 03/23/2026 BY robin Total Acres: 5.47 Total Land Value: 142,220 Market: 0 Agricultural: 0 Common: 142,220 PRINTED 11/17/2026 BY SYS