

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

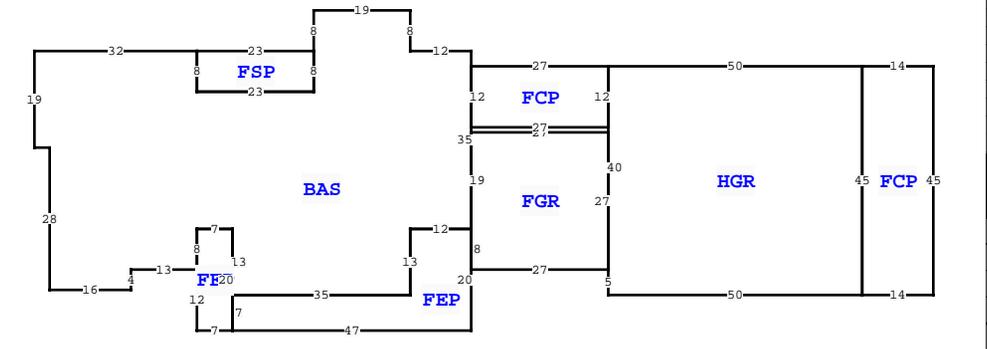
2026

12-4S-16-02942-009



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06

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	133.56	788,939	1995	1995	0	0	35.00	65.00	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			512,810	
TOTAL MARKET OB/XF VALUE			42,401	
TOTAL LAND VALUE - MARKET			142,220	
TOTAL MARKET VALUE			697,431	
SOH/AGL Deduction			148,731	
ASSESSED VALUE			548,700	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			497,289	
TOTAL JUST VALUE			697,431	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			689,779	

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 PCP= W27 S12 E27 N12\$ S40\$ N27 W27 S19\$ N35\$.	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,681	100		3,681	319,562
FCP	324	25		81	7,032
FCP	630	25		158	13,716
FEP	140	80		112	9,723
FEP	485	80		388	33,684
FGR	729	55		401	34,813
FSP	184	40		74	6,424
HGR	2,250	45		1,012	87,856
TOTALS	8,423			5,907	512,810

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

TOTAL OB/XF													42,401											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							