LOT 3 VILLAGE WOOD S/D UNIT 1.
417-478, 778-2235,2236, 779-44,

SWL INVESTMENT TRUST DATED DECEMBER 23,2022
12371 LEAR PL
PORT ST. LUICE, FL 34987

2027

15-4S-17-08360-003

BUILDING CHARACTERISTICS

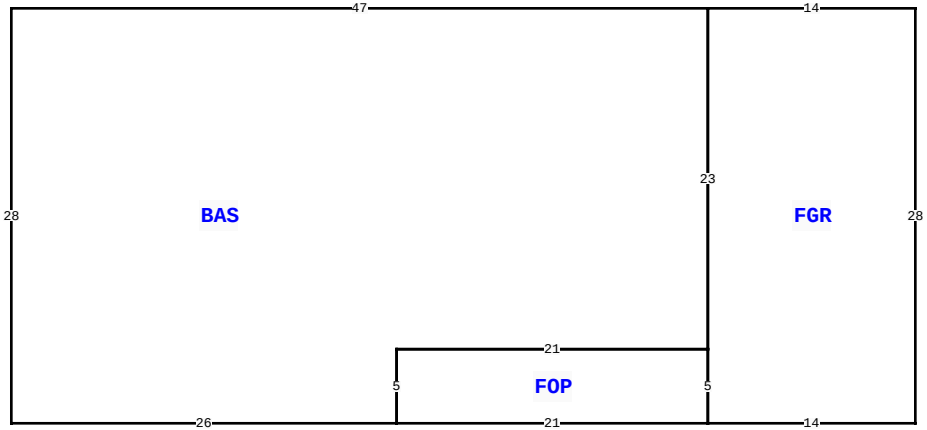
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		15417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,211	100		1,211	119,281
FGR	392	55		216	21,275
FOP	105	30		32	3,152
TOTALS	1,708			1,459	143,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,459	119.3940	131.33	191,610	1978	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2019 Heated Area: 1211 HX Base Yr 2019



156 SE POLK LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0040	BARN,POLE	0	100	12	35	420.00	UT	4.50	4.50	100	2004	2004	3	100	1,890	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	143,708
TOTAL MARKET OB/XF VALUE	2,690
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	164,898
SOH/AGL Deduction	50,369
ASSESSED VALUE	114,529
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	58,118
TOTAL JUST VALUE	164,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,758

SALE:1:1: LOT 3 V/WOOD U-1 SALE NOT IN KEEPING WIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/861	3/13/2026	WD	Q	I	01	221,000
GRANTOR: MARTIN GARY						
GRANTEE: SWL INVESTMENT TRUS						
1361/1238	5/31/2018	WD	Q	I	01	115,000
GRANTOR: JONATHAN R JENKINS						
GRANTEE: GARY & MONICA MARTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S28 E26 FOP= E21 N5W21 S5$ N5 E21 FGR= S5 E14 N28 W14 S23$ N23$.

LAND DESCRIPTION

TOTAL OB/XF 2,690

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/13/2026 BY TP Total Acres: 0.43 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS