COMM NW COR OF E1/2 OF SEC, RUN
TO A FENCE LINE, S ALONG FENCE L
FT FOR POB, CONT S ALONG FENCE 3

TONETTI VINCENT M/TONETTI CHRISTY
394 NW CARR CT
LAKE CITY, FL 32055

**2026**

**17-3S-16-02162-006**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

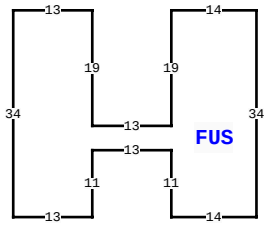
NEIGHBORHOOD/LOC 17316.010 1.00/

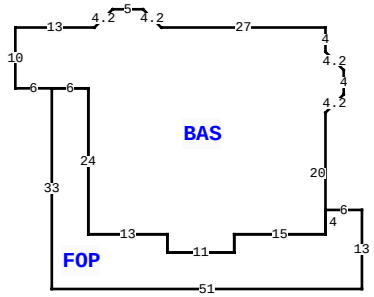
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,524 | 100 | | 1,524 | 161,847 |
| FOP | 594 | 30 | | 178 | 18,903 |
| FUS | 970 | 100 | | 970 | 103,013 |
| TOTALS | 3,088 | | | 2,672 | 283,762 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,672 | 114.2400 | 127.95 | 341,882 | 2008 | 2008 | 0 | 0 | 0 | 17.00 | 83.00 |

2 SINGLE FAM 100% - 2004 Heated Area: 2494 HX Base Yr 2004




396 NW CARR CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 283,762 |
| TOTAL MARKET OB/XF VALUE | | 15,300 |
| TOTAL LAND VALUE - MARKET | | 51,040 |
| TOTAL MARKET VALUE | | 350,102 |
| SOH/AGL Deduction | | 120,437 |
| ASSESSED VALUE | | 229,665 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 178,254 |
| TOTAL JUST VALUE | | 350,102 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 353,521 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26661 | SFR | 876 | 01/24/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1041/0735 | 3/15/2005 | WD | U | I | | 100 |
| GRANTOR: VINCENT TONETTI & PHI | | | | | | |
| GRANTEE: VINCENT & CHRISTY T | | | | | | |
| 0958/0656 | 7/10/2002 | WD | Q | I | | 34,000 |
| GRANTOR: RHONDA SOUTHERLAND ET | | | | | | |
| GRANTEE: VINCENT TONETTI & P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W27 L3 U3 W5 D3 L3 W13 S10 E6 FOP= S33 E51 N13 W6 S4 W15 S3 W11 N3 W13 N24 W6 $ E6 S24 E13 S3 E11 N3 E15 N20 U3 R3 N4 L3 U3 N4$ PTR= N30 FUS= N34 W14 S19 W13 N19 W13 S34 E13 N11 E13 S11 E14$ S30$.

## 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 800 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2008 | 2008 | 3 | 100 | 2,000 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,500 | |
| 4 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 10,000.00 | 10,000.00 | 100 | 2023 | 2022 | | 100 | 10,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,300

| 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 | | A-1 | 0.00 | 0.00 | 4.64 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 51,040 | | | | | | | |

REVIEW DATE 01/31/2023 BY KS Total Acres: 4.64 Total Land Value: 51,040 Market: 0 Agricultural: 0 Common: 51,040 PRINTED 03/25/2026 BY SYS