LOT 10 & 11 SOUTH POINTE S/D.

921-1490, 924-2043, WD 1119-2159

KAZMIERSKI GREGORY A/KAZMIERSKI RHONDA D
441 SW ADOBE POINTE LN
LAKE CITY, FL 32024

2027

17-4S-16-03051-111

BUILDING CHARACTERISTICS

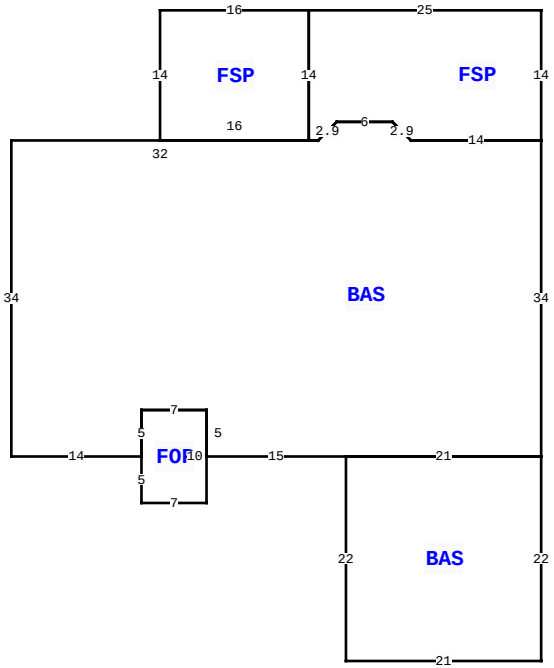
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0101	SFRES/SFRES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100		462	46,987
BAS	1,919	100		1,919	195,169
FOP	70	30		21	2,136
FSP	224	40		90	9,153
FSP	334	40		134	13,628
TOTALS	3,009			2,626	267,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,626	121.6512	133.82	351,411	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 2381 HX Base Yr 2002



441 SW ADOBE POINTE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2025 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	2,972.00	UT	1.50	1.50	100	2001	2001	3	100	4,458	
2	0296	SHED METAL	0	100	12	24	288.00	UT	7.00	7.00	100	2006	2006	3	100	2,016	
3	0251	LEAN TO W/	0	100	7	21	84.00	UT	3.00	3.00	100	2006	2006	3	100	252	
4	0031	BARN,MT AE	0	100	24	36	864.00	UT	11.00	11.00	100	2014	2014	3	100	9,504	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	363,584
TOTAL MARKET OB/XF VALUE	16,230
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	489,814
SOH/AGL Deduction	72,689
ASSESSED VALUE	417,125
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	365,714
TOTAL JUST VALUE	489,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041359	Remodel	16,900	02/19/2021
38962	ADDN SFR	0	12/02/2019
17611	SFR	285	11/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/2399	3/11/2021	WD	Q	V	04	67,500
GRANTOR: VRENNA ROBERT A						
GRANTEE: KAZMIERSKI GREGORY						
1326/2321	7/22/2016	WD	U	I	11	100
GRANTOR: GREGORY A KAZMIERSKI						
GRANTEE: GREGORY A KAZMIERSK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 L2 U2 W6 D2 L2 W1 FSP= N14 W16 S14 E16$ W32 S34 E14 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E15 BAS= S22 E21 N22 W21$ E21 N34$ FSP= N14 W25 S14 E1 R2 U2 E6 D2 R2 E14$.

LAND DESCRIPTION

TOTAL OB/XF 16,230

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/29/2021 BY BC Total Acres: 10.04 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS

LOT 10 & 11 SOUTH POINTE S/D.
921-1490, 924-2043, WD 1119-2159

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2027

17-4S-16-03051-111

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

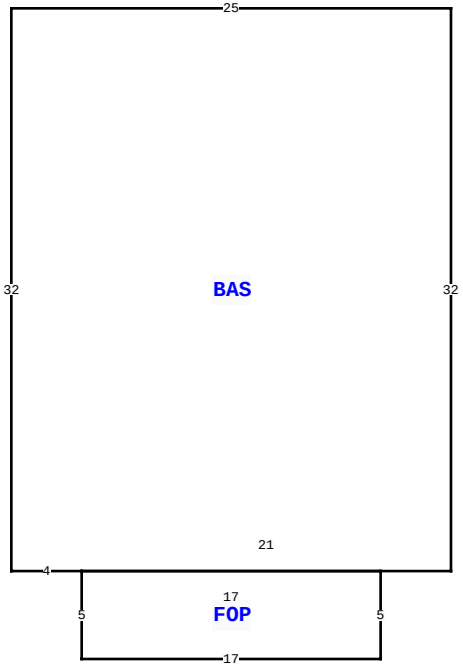
DOR CODE 0101 SFRES/SFRES
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 17416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	93,474
FOP	85	30		26	3,038
TOTALS	885			826	96,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	826	113.0000	124.30	102,672	2020	2020	0	0	1	5.00	94.00

2 SINGLE FAM 0% - 2002 Heated Area: 800 HX Base Yr 2002



441 SW ADOBE POINTE LN, LAKE CITY

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XF DATE		LAND DATE	04/02/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

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GRANTOR: GREGORY A KAZMIERSKI						
GRANTEE: GREGORY A KAZMIERSK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S32 E4 FOP= S5 E17 N5 W17 $ E21 N32$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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