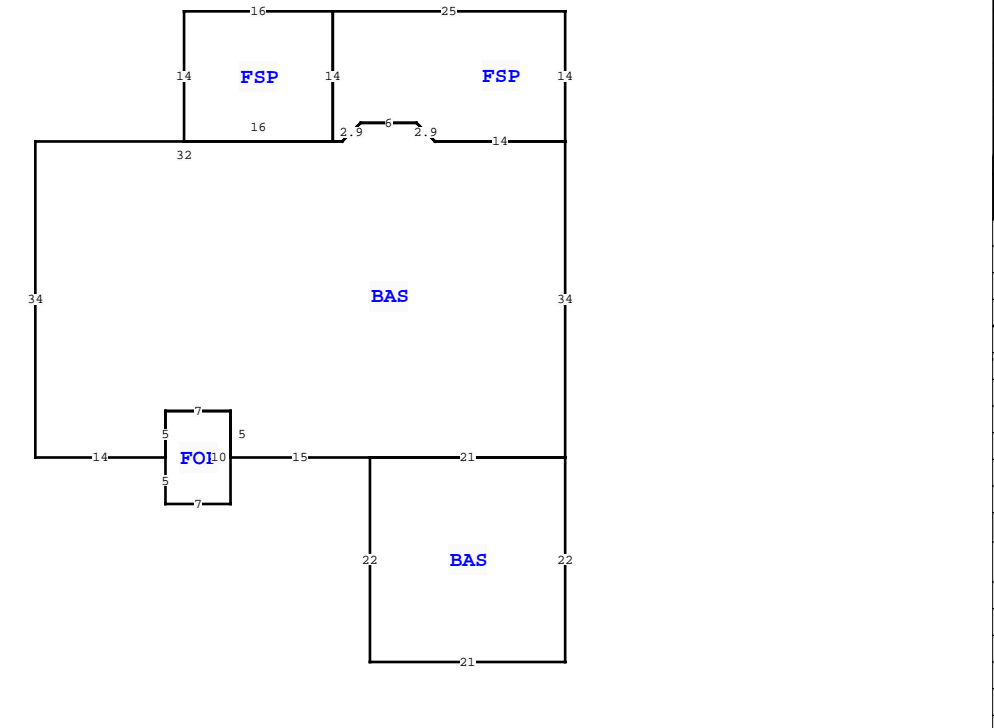


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	136.25	357,792	2001	2001	0	0	24.00	76.00



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	47,840
BAS	1,919	100		1,919	198,713
FOP	70	30		21	2,174
FSP	224	40		90	9,320
FSP	334	40		134	13,876
TOTALS	3,009			2,626	271,922

441 SW ADOBE POINTE LN, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	2,972.00	UT	1.50	1.50	100	2001	2001	3	100	4,458	
2	0296	SHED METAL	0	100	12	288.00	UT	7.00	7.00	100	2006	2006	3	100	2,016	
3	0251	LEAN TO W/	0	100	7	84.00	UT	3.00	3.00	100	2006	2006	3	100	252	
4	0031	BARN,MT AE	0	100	24	864.00	UT	11.00	11.00	100	2014	2014	3	100	9,504	

TOTAL OB/XF 16,230

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		370,189
TOTAL MARKET OB/XF VALUE		16,230
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		496,419
SOH/AGL Deduction		85,275
ASSESSED VALUE		411,144
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		359,733
TOTAL JUST VALUE		496,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,042

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 KAZMIERSKI						

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\$.	

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

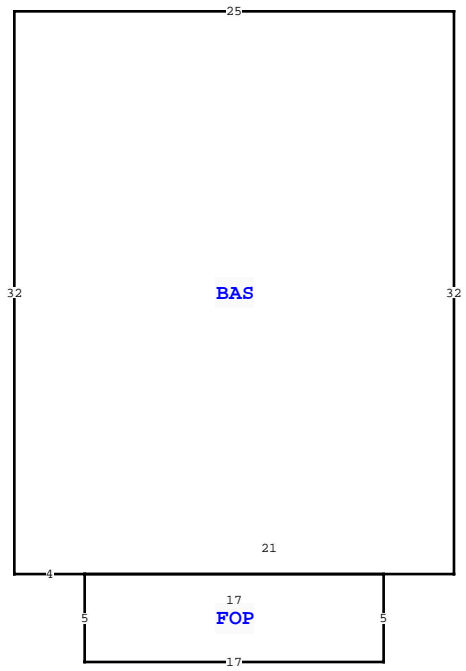
KAZMIERSKI GREGORY A/KAZMIERSKI RHONDA D  
441 SW ADOBE POINTE LN  
LAKE CITY, FL 32024

**2026**

17-4S-16-03051-111  
COLUMBIA COUNTY PROPERTY PAGE 2 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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/VNLPK 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms	1	1 100	
Bathrooms	1	1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units	0	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
BAS	800	100	
FOP	85	30	
TOTALS	885		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND		
2	SINGLE FAM	0%	- 2002											
				Heated Area: 800					HX Base Yr 2002					



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		370,189
TOTAL MARKET OB/XF VALUE		16,230
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		496,419
SOH/AGL Deduction		85,275
ASSESSED VALUE		411,144
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		359,733
TOTAL JUST VALUE		496,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 KAZMIERSKI						

EXTRA FEATURES														TOTAL OB/XF		
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
441 SW ADOBE POINTE LN, LAKE CITY																
TOTALS 885 826 98,267																

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

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W25 S32 E4 FOP= S5 E17 N5 W17 S E21 N32S.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			