W1/2 OF W1/2 OF E1/2 OF SE1/4, E
IN ORB 799-1644, ORB 474-268, 77
WD 1226-1310 (LIFE EST 3 AC), WD

VARDEN KEITH R/VARDEN HEIDI M
676 SE RACE TRACK LN
LAKE CITY, FL 32025

2027

21-4S-17-08633-001

BUILDING CHARACTERISTICS

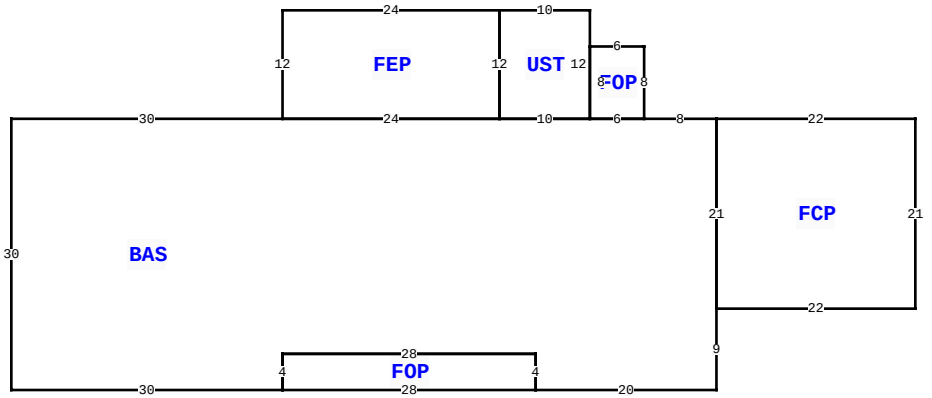
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,228	100		2,228	175,261
FCP	462	25		116	9,125
FEP	288	80		230	18,093
FOP	48	30		14	1,101
FOP	112	30		34	2,675
UST	120	45		54	4,248
TOTALS	3,258			2,676	210,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,676	110.0160	121.02	323,850	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 2228 HX Base Yr 2015



676 SE RACETRACK LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	250	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0040	BARN,POLE	0	100	31	60	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	210,502
TOTAL MARKET OB/XF VALUE	4,550
TOTAL LAND VALUE - MARKET	130,860
TOTAL MARKET VALUE	345,912
SOH/AGL Deduction	147,287
ASSESSED VALUE	198,625
TOTAL EXEMPTION VALUE	HX HB VX 13 198,625
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	345,912
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044740	Roof Replacement	23,300	06/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1270/1038	2/28/2014	WD	Q	I	01	187,900
GRANTOR: SANDRA J SIEG-SMITH &						
GRANTEE: KEITH R & HEIDI M V						
1233/0889	4/16/2012	WD	U	I	14	100
GRANTOR: SANDRA J SIEG SMITH (						
GRANTEE: GARY BRIAN SIEG (RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S30 E30 FOP= E28 N4W28 S4$ N4 E28S4 E20 N9 FCP= E22 N21 W22 S21$ N21 W8 FOP= N8 W6 S8 E6$ W6 UST= N12 W10S12 E10$ W10 FEP= N12 W24 S12E24$ W24$.

LAND DESCRIPTION

TOTAL OB/XF 4,550

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	3.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	11.54	AC		1.00	1.00	1.00	9,000.00	9,000.00	103,860							

REVIEW DATE 08/02/2022 BY JS Total Acres: 14.54 Total Land Value: 130,860 Market: 0 Agricultural: 0 Common: 130,860 PRINTED 11/17/2026 BY SYS