

LOT 11 LOBLOLLY ADDITION S/D.
802-1852, 850-631, 892-2275, CT

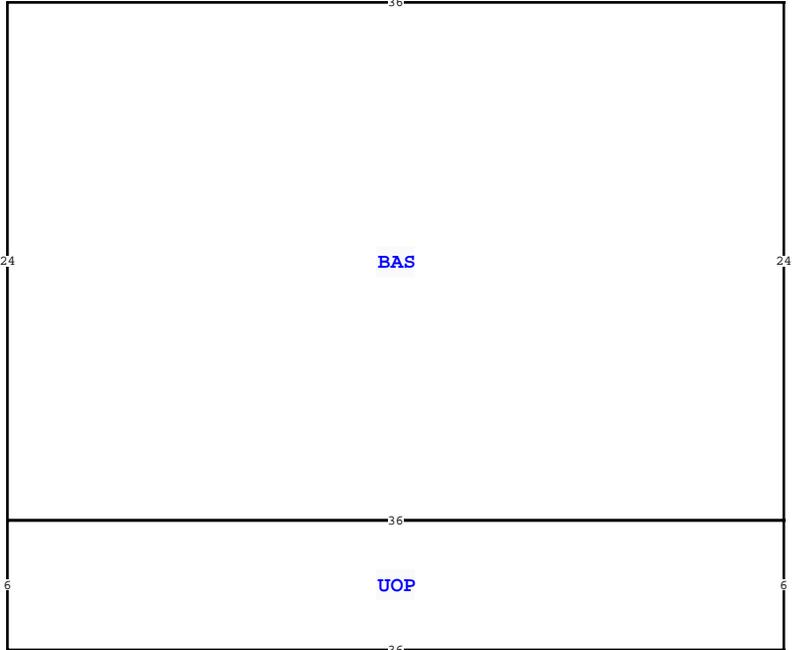
SNEAD DEREK TRUSTEE OF THE 835 KUTN LAND TRUST
1468 SW MAIN BLVD #105-1
LAKE CITY, FL 32025

2026

22-4S-16-03086-211
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	918	91.2000	87.55	80,371	1995	1995	0	0	45.00	55.00		
1 MANUF 1 0% - 0 Heated Area: 864 HX Base Yr													



Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	22416.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	41,604
UOP	216	25		54	2,600
TOTALS	1,080			918	44,204

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			44,204	
TOTAL MARKET OB/XF VALUE			7,700	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			70,404	
SOH/AGL Deduction			9,823	
ASSESSED VALUE			60,581	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			60,581	
TOTAL JUST VALUE			70,404	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			69,485	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37948	RECONNECT	75	04/03/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/1214	3/18/2019	WD U	U	I	18	25,600
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: DEREK SNEAD AS TRUS						
1375/2584	12/03/2018	WD U	U	I	11	0
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: THE SECRETARY OF VE						

EXTRA FEATURES																
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	0296	SHED METAL	0	0	0	1.00	UT	1,000.00	1,000.00	50	2007	2007	3	50	500	
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

429 SW LAMBOY CIR, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/21/2023
														INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W36 S24 UOP= S6 E36 N6 W36S E36 N24S.													

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
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							