PARCEL E GENIECE ACRES UNR (DIVI
DESC AS: BEG SW COR OF SW1/4, N
628.94 FT, S 1383.49 FT TO S LIN

SNIPES CHARLES/DOUBERLY VIVIAN SMITH
446 SW DUSK GLN
LAKE CITY, FL 32024

**2027**

**28-4S-16-03235-007**

## BUILDING CHARACTERISTICS

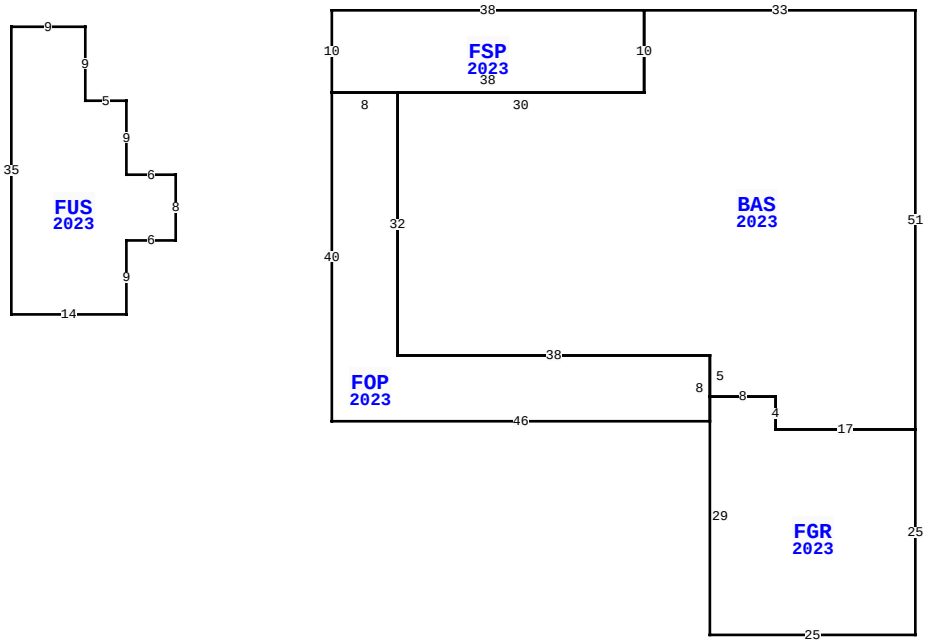
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 28416.01 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,539 | 100 | 2023 | 2,539 | 336,891 |
| FGR | 657 | 55 | 2023 | 361 | 47,900 |
| FOP | 624 | 30 | 2023 | 187 | 24,813 |
| FSP | 380 | 40 | 2023 | 152 | 20,168 |
| FUS | 493 | 100 | 2023 | 493 | 65,414 |
| TOTALS | 4,693 | | | 3,732 | 495,185 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,732 | 124.3588 | 136.79 | 510,500 | 2022 | 2022 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 3032 HX Base Yr 2023




446 SW DUSK GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2022 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 495,185 |
| TOTAL MARKET OB/XF VALUE | 126,743 |
| TOTAL LAND VALUE - MARKET | 162,160 |
| TOTAL MARKET VALUE | 657,391 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 657,391 |
| TOTAL EXEMPTION VALUE | HX HB WX 56,411 |
| BASE TAXABLE VALUE | 600,980 |
| TOTAL JUST VALUE | 784,088 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 793,102 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045551 | Screen Enclosure | 20,000 | 09/23/2022 |
| 000044696 | Swimming Pool and | 70,000 | 08/15/2022 |
| 000042993 | Electrical Servic | 0 | 10/20/2021 |
| 000042736 | New Residential C | 550,000 | 09/13/2021 |
| 41691 | | | 04/07/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1466/406 | 3/11/2022 | WD | U | I | 11 | 100 |

GRANTOR: SNIPES CHARLES S SR

GRANTEE: DOUBERLY VIVAN SMIT

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,-20] W33 S10 W30 S32 E38 S5 E8 S4 E17 N51 $
FGR=[YR=2023;ORIG=20,31] W17 N4 W8 S29 E25 N25 $
FOP=[YR=2023;ORIG=-43,-10] W8 S40 E46 N8 W38 N32 $
FSP=[YR=2023;ORIG=-51,-20] E38 S10 W38 N10 $
FUS=[YR=2023;ORIG=-70,0] W6 N9 W5 N9 W9 S35 E14 N9 E6 N8 $
.

## 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 | 0030 | BARN,MT | 0 | 100 | 50 | 70 | 3,500.00 | UT | 20.00 | 20.00 | 100 | 2021 | 2021 | | 100 | 70,000 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 7,800.00 | 7,800.00 | 100 | 2022 | 2021 | | 100 | 7,800 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,160.00 | UT | 3.00 | 3.00 | 100 | 2023 | 2022 | | 100 | 3,480 | |
| 5 | 0280 | POOL R/CON | 0 | 100 | 14 | 30 | 420.00 | UT | 70.00 | 70.00 | 100 | 2024 | 2023 | | 97 | 28,518 | |
| 6 | 0282 | POOL ENCL | 0 | 100 | 20 | 39 | 780.00 | UT | 15.00 | 15.00 | 100 | 2024 | 2023 | | 85 | 9,945 | |

## LAND DESCRIPTION

TOTAL OB/XF 126,743

| 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 | | | | | 3.50 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 28,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 16.77 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 7,463 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 16.77 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 134,160 | | | | | | | |

REVIEW DATE 12/02/2024 BY SYS Total Acres: 20.27 Total Land Value: 35,463 Market: 134,160 Agricultural: 7,463 Common: 28,000 PRINTED 11/16/2026 BY SYS