

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

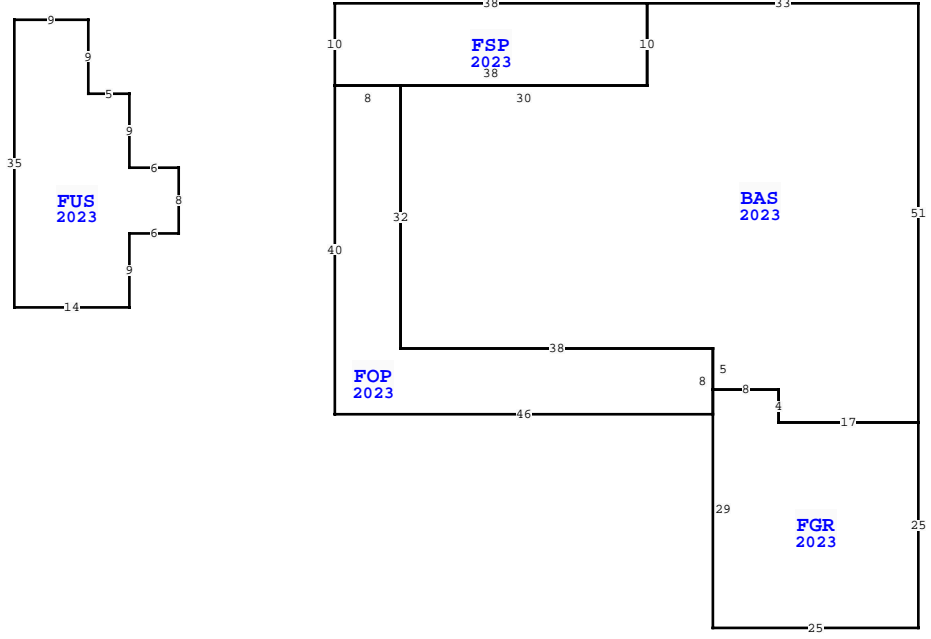
2026

28-4S-16-03235-007



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	2,539	100	2023
FGR	657	55	2023
FOP	624	30	2023
FSP	380	40	2023
FUS	493	100	2023
TOTALS	4,693		

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	139.28	519,793	2022	2022	0	0	3.00	97.00
1 SINGLE FAM 100% - 2023											
Heated Area: 3032 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		504,199	
TOTAL MARKET OB/XF VALUE		126,743	
TOTAL LAND VALUE - MARKET		162,160	
TOTAL MARKET VALUE		666,405	
SOH/AGL Deduction		5,230	
ASSESSED VALUE		661,175	
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE		604,764	
TOTAL JUST VALUE		793,102	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		799,179	

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

EXTRA FEATURES		446 SW DUSK GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0030	BARN,MT	0 100
2	9945	Well/Sept	0 100
3	0070	CARPORT UF	0 100
4	0166	CONC,PAVMT	0 100
5	0280	POOL R/CON	0 100
6	0282	POOL ENCL	0 100

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	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	

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 \$

LAND DESCRIPTION		TOTAL OB/XF 126,743																						
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					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							