LOT 15 BLOCK 2 HIGHLANDS S/D.

ORB 580-046, 596-779, 712-276, U

SWEAT DWIGHT T
1394 NW LABONTE LN
LAKE CITY, FL 32055

2027

30-3S-17-05898-000

BUILDING CHARACTERISTICS

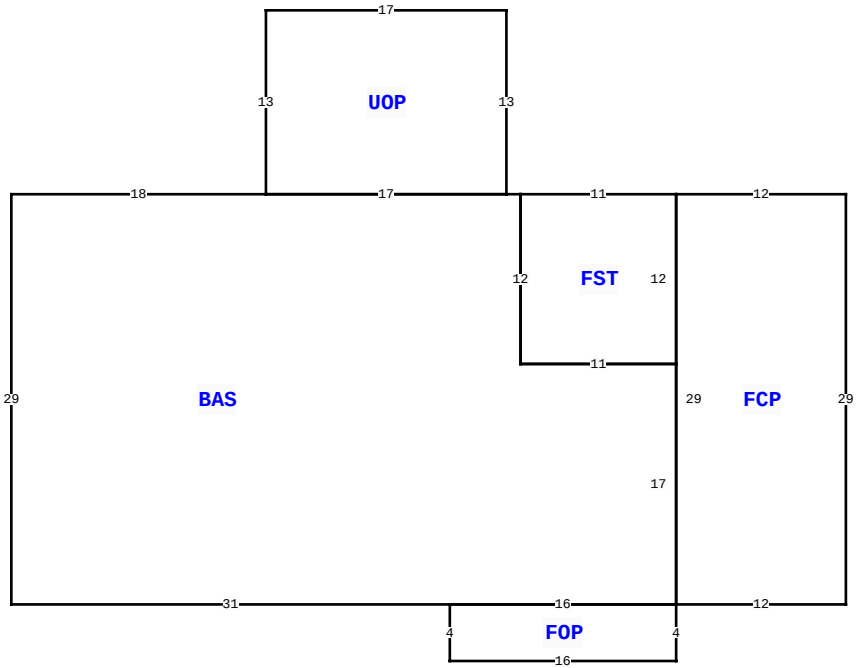
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 06
NEIGHBORHOOD/LOC	30317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,231	100		1,231	105,436
FCP	348	25		87	7,452
FOP	64	30		19	1,628
FST	132	55		73	6,252
UOP	221	20		44	3,769
TOTALS	1,996			1,454	124,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,454	119.7900	131.77	191,594	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 1231 HX Base Yr 2012



1394 NW LABONTE LN, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,950	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		124,536
TOTAL MARKET OB/XF VALUE		2,950
TOTAL LAND VALUE - MARKET		15,077
TOTAL MARKET VALUE		142,563
SOH/AGL Deduction		61,298
ASSESSED VALUE		81,265
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,854
TOTAL JUST VALUE		142,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1223/2436	10/31/2011	PB	U	I	16	100
GRANTOR: ESTATE OF JEFFIE F SW						
GRANTEE: DWIGHT T SWEAT						
0926/1428	5/11/2001	WD	Q	I		60,000
GRANTOR: CARL & JENNIFER CHAUN						
GRANTEE: J SWEAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S29 E31 FOP= S4 E16N4 W16$ E16 FCP= E12 N29 W12 S29$ N17 FST= N12W11 S12 E11$ W11 N12 W1 UOP= N13 W17 S13 E17$ W17$.

LAND DESCRIPTION

TOTAL OB/XF 2,950

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		00	0.00	0.00	10,051.42	SF		1.00	1.00	1.00	1.50	1.50	15,077							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.23 Total Land Value: 15,077 Market: 0 Agricultural: 0 Common: 15,077 PRINTED 11/17/2026 BY SYS