

BEG AT INTERS OF C/L BELVIN RD S
OF SW1/4 OF NE1/4, N 210 FT, E 2
S 210 FT, W 210 FT TO POB.

GENUS ADDIE M FAMILY REVOCABLE TRUST
349 NW BELVIN WAY
LAKE CITY, FL 32055-9778

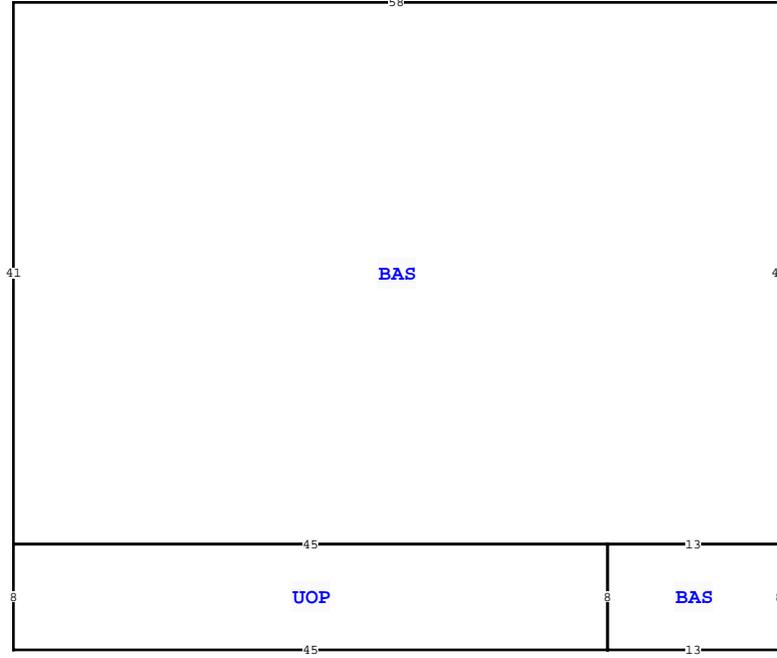
2026

34-2S-16-01842-003



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
04	PLYWOOD 50				
05	DRYWALL 50				
14	CARPET 80				
08	SHT VINYL 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
4	100				
4	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
		MKT AREA	03		
		34216.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	104	100		104	5,644
BAS	2,378	100		2,378	129,054
UOP	360	25		90	4,885
TOTALS	2,842			2,572	139,582

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR/MH CON	100% - 0		90.45	232,637	1974	1974	0	0	40.00	60.00	Heated Area: 2482 HX Base Yr	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			139,582	
TOTAL MARKET OB/XF VALUE			3,300	
TOTAL LAND VALUE - MARKET			9,500	
TOTAL MARKET VALUE			152,382	
SOH/AGL Deduction			122,695	
ASSESSED VALUE			29,687	
TOTAL EXEMPTION VALUE			25,000	
BASE TAXABLE VALUE			4,687	
TOTAL JUST VALUE			152,382	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			152,382	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041926	Roof Replacement	16,689	05/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/1457	10/22/2012	WD	U	I	11	100
GRANTOR: ADDIE M GENUS						
GRANTEE: ADDIE M GENUS AS TR						
388/106	10/08/1977	WD	Q	I	01	321
GRANTOR: BELVIN HATTIE						
GRANTEE: GENUS SAMPSON MALAC						

EXTRA FEATURES		349 NW BELVIN WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	OB/XF MKT VALUE
1	0040	BARN, POLE	300
2	9947	Septic	3,000

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2025	MLU
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BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W58 S41 UOP= S8 E45 N8 W45 E45 BAS= S8 E13 N8 W13 E13N41\$.													

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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							