

COMM NW COR OF SW1/4 OF SW1/4, R
FOR POB, CONT E 303.65 FT, S 660
FT, N 660.23 FT TO POB, EX RD R/

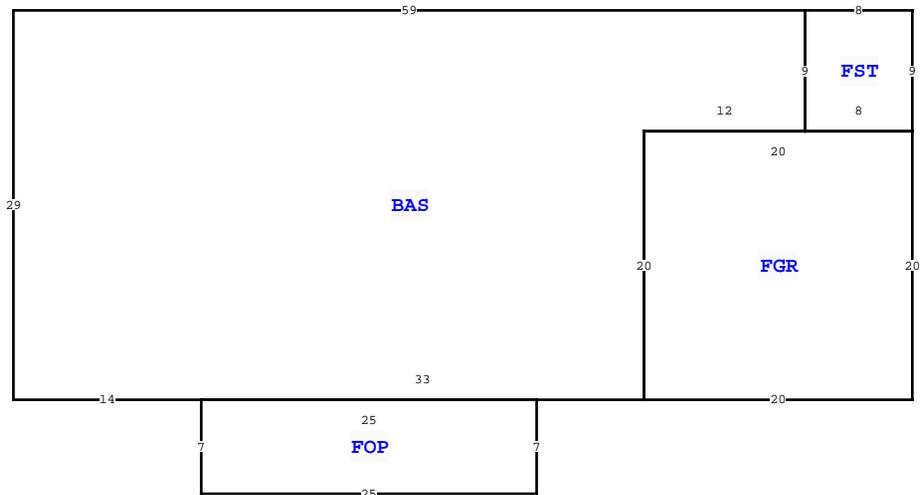
GARBELLINI JOSEPH/GARBELLINI JEANNE
2330 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2026

35-2S-15-00113-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2022									
			Heated Area: 1471				HX Base Yr	2022				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,471	100		1,471	137,695
FGR	400	55		220	20,593
FOP	175	30		52	4,868
FST	72	55		40	3,744
TOTALS	2,118			1,783	166,900

2330 NW LOWER SPRINGS RD, LAKE CITY
 BLD DATE: [] LGL DATE: 04/22/2026
 XF DATE: [] LAND DATE: [] MLU
 INC DATE: [] AG DATE: []

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	0180	FPLC 1STRY	0	100	0	0	0	1.00	UT 2,000.00	100	2005	2005	3	100	2,000	
2	0040	BARN, POLE	0	100	0	0	0	1.00	UT 0.00	100	2013	2013	3	100	1,000	
3	0252	LEAN-TO W/	0	100	0	0	0	1.00	UT 0.00	100	2016	2016	3	100	250	
4	0252	LEAN-TO W/	0	100	0	0	0	1.00	UT 0.00	100	2016	2016	3	100	250	
5	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	100	2016	2016	3	100	200	
6	0030	BARN, MT	0	100	30	35	0	1,050.00	UT 18.00	100	2024	2023	100	100	18,900	

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	0110	C	SFR RURAL	100		00	0.00	0.00	4.25	AC		1.00	1.00	1.00	12,000.00	12,000.00	51,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		166,900	
TOTAL MARKET OB/XF VALUE		22,600	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		240,500	
SOH/AGL Deduction		110,711	
ASSESSED VALUE		129,789	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		78,378	
TOTAL JUST VALUE		240,500	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,318	
SALE:5:1: 4.25 AC PLUS HOUSE			
SALE:4:1: \$.70 STAMPS CERTIFICATE OF TITLE			
SALE:3:1: EXEMPT - SPECIAL WD			
SALE:2:1: 4,25 AC WITH IMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048477	Storage Building	24,000	10/23/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1421/1594	1/08/2020	WD Q	Q	I	01	165,000
GRANTOR: CHRISTY READING & HEA						
GRANTEE: JOSEPH & JEANNE GAR						
1278/2579	8/01/2014	WD Q	Q	I	01	129,000
GRANTOR: AMY KAMM						
GRANTEE: CHRISTY READING & H						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W59 S29 E14 FOP= S7 E25N7 W25\$ E33 FGR= E20 N20 W20 S20\$ N20 E12 FST= E8 N9 W8 S9\$ N9\$.