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

2027

35-2S-15-00113-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

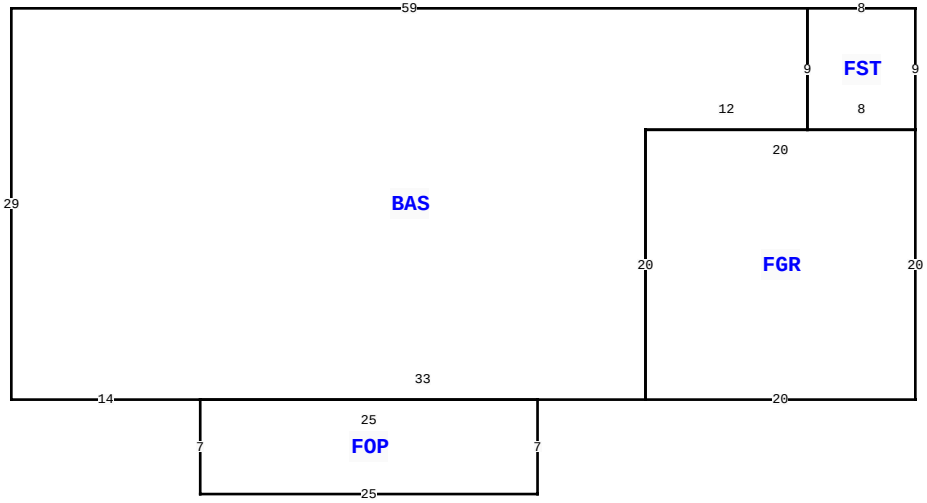
NEIGHBORHOOD/LOC 35215.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,471	100		1,471	132,857
FGR	400	55		220	19,870
FOP	175	30		52	4,696
FST	72	55		40	3,613
TOTALS	2,118			1,783	161,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,783	126.3220	138.95	247,748	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1471 HX Base Yr 2022



2330 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	250	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	250	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
6	0030	BARN,MT	0	100	30	35	1,050.00	UT	18.00	18.00	100	2024	2023		100	18,900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,036
TOTAL MARKET OB/XF VALUE		22,600
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		234,636
SOH/AGL Deduction		100,953
ASSESSED VALUE		133,683
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,272
TOTAL JUST VALUE		234,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,568

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	I	01	165,000
GRANTOR: CHRISTY READING & HEA						
GRANTEE: JOSEPH & JEANNE GAR						
1278/2579	8/01/2014	WD	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$.

LAND DESCRIPTION

TOTAL OB/XF 22,600

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	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							

REVIEW DATE 12/28/2023 BY JB Total Acres: 4.25 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 11/17/2026 BY SYS