

BEG NW COR OF SW1/4 OF SW1/4, E
660.23 FT, W 380.72 FT, N 660 FT
R/W.

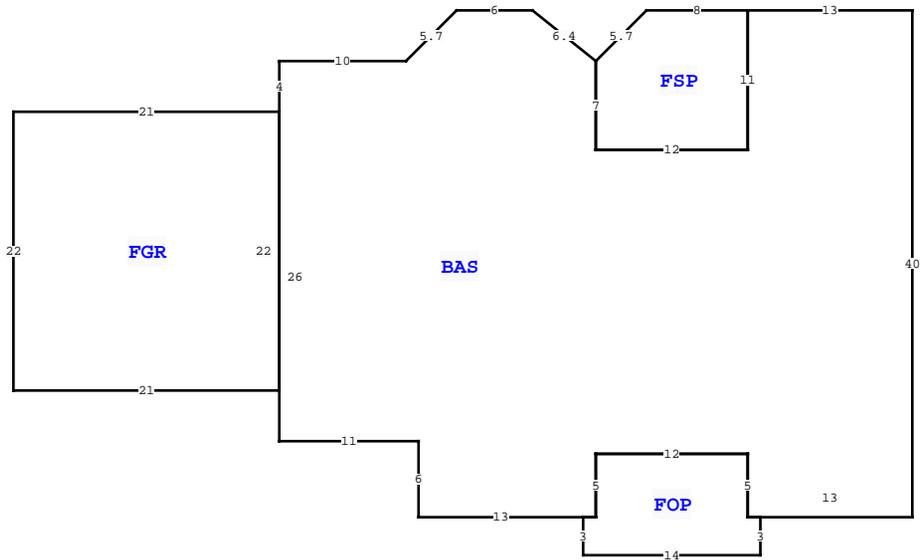
GARBETT ROBERT TYREE/GARBETT LISA MARIE
2382 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2026

35-2S-15-00113-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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
BAS	1,684	100	
FGR	462	55	
FOP	102	30	
FSP	124	40	
TOTALS	2,372		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2022								
Heated Area: 1684 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			193,419
TOTAL MARKET OB/XF VALUE			33,795
TOTAL LAND VALUE - MARKET			62,040
TOTAL MARKET VALUE			289,254
SOH/AGL Deduction			42,887
ASSESSED VALUE			246,367
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			194,956
TOTAL JUST VALUE			289,254
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,279
SALE:4:1: 5.17 ACRES INQUIRY MAILED			
SALE:3:1: CORRECTIVE WARRANTY DEED TO CORRECT LEGA			
SALE:2:1: 1/2 UNDIV INT EACH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23839	M H	501	11/10/2005
23771	POOL	125	10/25/2005
18328	SFR	291	05/29/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/1406	8/19/2021	WD Q	Q	I	01	249,900
GRANTOR: CORBETT ERIKKA LIPP						
GRANTEE: GARBETT ROBERT TYRE						
1382/1386	3/28/2019	WD U	U	I	12	144,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ERIKKA LIPP CORBETT						

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	0296	SHED METAL	0	100	10	30	300.00	UT	4.50	4.50	100	1996	1996	3	100	1,350
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	500
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000
4	0166	CONC,PAVMT	0	100	0	0	726.00	UT	1.50	1.50	100	2001	2001	3	100	1,089
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000
6	0280	POOL R/CON	0	100	10	30	300.00	UT	70.00	70.00	100	2005	2005	3	47	9,870
7	0282	POOL ENCL	0	100	19	49	931.00	UT	15.00	15.00	100	2005	2005	3	40	5,586
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200
10	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,800

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	0100	C	SFR	100		00	0.00	0.00	5.17	AC		1.00	1.00	1.00	12,000.00	12,000.00	62,040																	
TOTALS												2,372			2,019	193,419																		

BUILDING NOTES						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
04/22/2026 MLU						

BUILDING DIMENSIONS						
BAS= W13 FSP= W8 L4 D4 S7 E12 N11\$ S11 W12 N7 U4 L5 W6						
L4 D4 W10 S4 FGR= W21 S22 E21 N22\$ S26 E11 S6 E13 FOP= S3						
E14 N3 W1 N5 W12 S5 W1\$ E1 N5 E12 S5 E13 N40\$.						

LAND DESCRIPTION																								
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		00	0.00	0.00	5.17	AC		1.00	1.00	1.00	12,000.00	12,000.00	62,040							

