COMM NW COR OF S1/2 OF SW1/4, RU
FOR POB, CONT E 1152.21 FT, S 52
FT, N 528.08 FT TO POB (AKA PARC

CALEY LAURA S/CALEY BRIAN
392 SW INDEPENDENCE GLN
LAKE CITY, FL 32024

2027

35-4S-16-03298-001

BUILDING CHARACTERISTICS

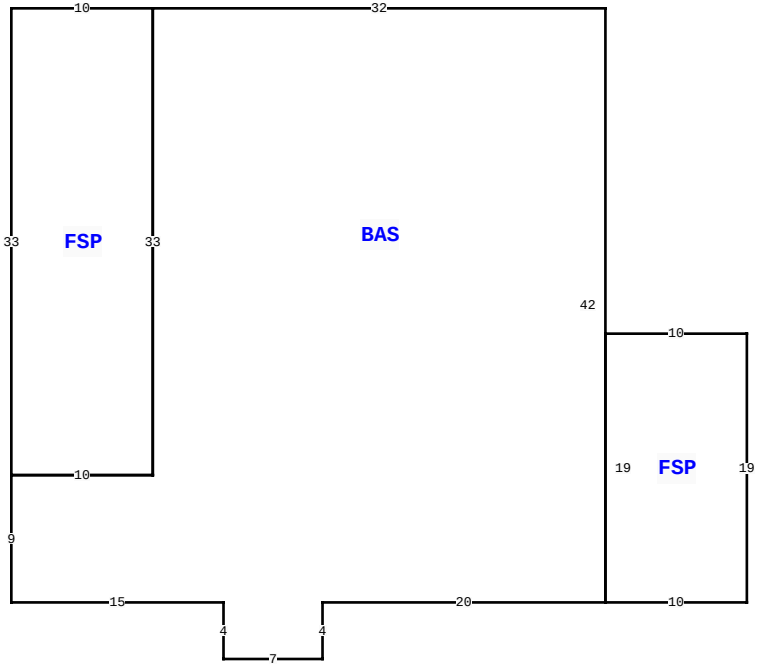
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,462	100		1,462	116,992
FSP	190	40		76	6,081
FSP	330	40		132	10,563
TOTALS	1,982			1,670	133,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	111.9160	123.11	205,594	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1462 HX Base Yr 1998



392 SW INDEPENDENCE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0040	BARN,POLE	0	100	12	12	144.00	UT	2.50	2.50	100	1993	1993	3	100	360	
4	0280	POOL R/CON	0	100	13	38	494.00	UT	70.00	70.00	100	2008	2008	3	58	20,056	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,636
TOTAL MARKET OB/XF VALUE		22,866
TOTAL LAND VALUE - MARKET		124,110
TOTAL MARKET VALUE		169,083
SOH/AGL Deduction		50,918
ASSESSED VALUE		118,165
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		66,754
TOTAL JUST VALUE		280,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,043

SALE:3:1: CERTIFICATE OF TITLE

SALE:2:1: 23.80 ACRES

SALE:1:1: 23.80 AC IMPROVED (UNDER AG, MKT=$77,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27239	POOL	225	08/05/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0837/2250	4/14/1997	WD	Q	I		114,500
GRANTOR: CORBITT						
GRANTEE: CALEY						
0717/0281	4/25/1990	WD	U	V	11	34,000
GRANTOR: TRUST BANK						
GRANTEE: DONALD CORBITT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FSP= W10 S33 E10 N33$ S33 W10 S9 E15 S4 E7 N4 E20
FSP= E10 N19 W10 S19 $ N42$.

LAND DESCRIPTION

TOTAL OB/XF 22,866

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.79	AC		1.00	1.00	1.00	280.00	280.00	3,581							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.79	AC		1.00	1.00	1.00	9,000.00	9,000.00	115,110							

REVIEW DATE 01/22/2026 BY KS Total Acres: 13.79 Total Land Value: 12,581 Market: 115,110 Agricultural: 3,581 Common: 9,000 PRINTED 11/17/2026 BY SYS