COMM SW COR, RUN N 1012.78 FT TO NE ALONG R/W 418.28 FT FOR POB, E LINE OF W1/2 OF SW1/4 OF SW1/4

REGISTER LARRY GENE
5949 SW STATE ROAD 47
LAKE CITY, FL 32024-8966

2026

36-4S-16-03315-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

DOR CODE 0101 SFRES/SFRES

MAP NUM | MKT AREA 01

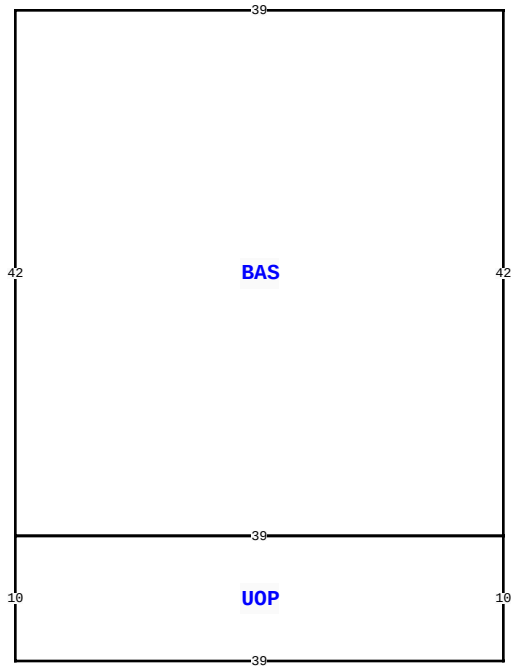
NEIGHBORHOOD/LOC 36416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100		1,638	84,250
UOP	390	20		78	4,012
TOTALS	2,028			1,716	88,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,716	70.6482	79.13	135,787	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1638 HX Base Yr 1999



5951 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,262
TOTAL MARKET OB/XF VALUE		1,460
TOTAL LAND VALUE - MARKET		36,600
TOTAL MARKET VALUE		126,322
SOH/AGL Deduction		53,200
ASSESSED VALUE		73,122
TOTAL EXEMPTION VALUE	HX HB	33,057
BASE TAXABLE VALUE		40,065
TOTAL JUST VALUE		126,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/2430	1/25/2024	LE	U	I	14	100

GRANTOR: REGISTER LARRY GENE

GRANTEE: REGISTER LARRY GENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S42 UOP= S10 E39 N10 W39$ E39 N42$.

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	0296	SHED METAL	0	100	6	10	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	500.00	500.00	100	0	0	3	100	500	
3	0120	CLFENCE 4	0	100	24	56	1.00	UT	0.00	0.00	100	1993	1993	3	100	360	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,460

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	20,000.00	20,000.00	20,000							
2	0100	C	SFR	0			0.00	0.00	0.83	AC		1.00	1.00	1.00	20,000.00	20,000.00	16,600							

REVIEW DATE 01/26/2027 BY KS Total Acres: 1.83 Total Land Value: 36,600 Market: 0 Agricultural: 0 Common: 36,600 PRINTED 06/08/2026 BY SYS