COMM SE COR OF SEC, N 37.54, W 3
FOR POB, CONT W 329.44 FT, N 264
TO S LINE OF UNIT 4 OF SOUTHWOOD

GARCIA ERNESTO U/GARCIA BELKIS M
300 SW SWEETBRIAR DRIVE
LAKE CITY, FL 32024

2026

36-4S-16-03322-009

BUILDING CHARACTERISTICS

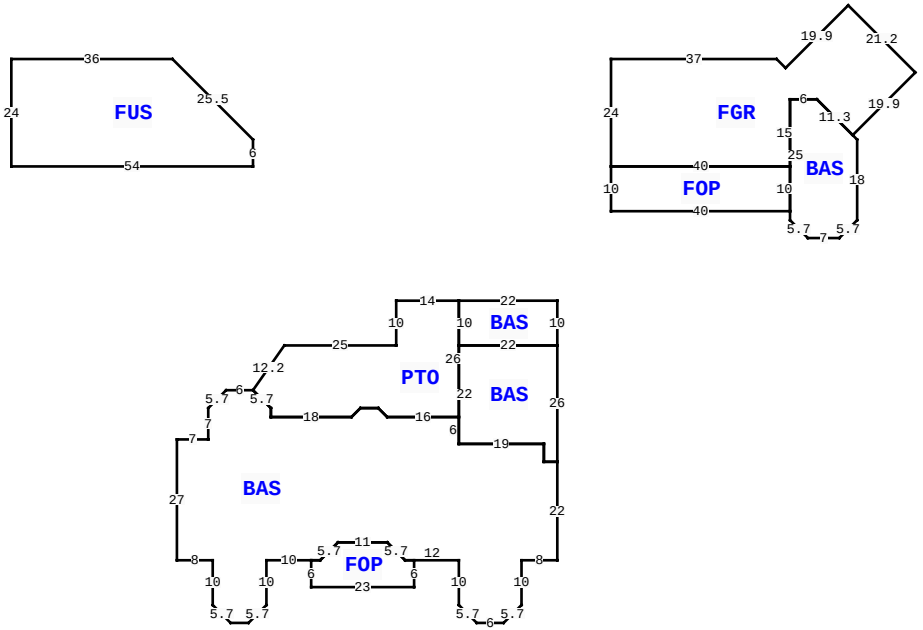
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	220	100		220	21,657
BAS	409	100		409	40,263
BAS	496	100		496	48,827
BAS	2,893	100		2,893	284,794
FGR	1,394	55		767	75,505
FOP	198	30		59	5,808
FOP	400	30		120	11,813
FUS	1,134	100		1,134	111,634
PTO	813	5		41	4,036
TOTALS	7,957			6,139	604,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,139	135.2262	151.45	929,752	1998	1998	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 5152 HX Base Yr



300 SW SWEETBRIAR DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0166	CONC,PAVMT	0	0	0	0	4,690.00	UT	2.00	2.00	80	1998	1998	3	80	7,504	
2	0262	PRCH,FOP	0	0	6	40	320.00	UT	10.00	10.00	100	2009	2009	3	100	3,200	
3	0166	CONC,PAVMT	0	0	0	0	2,656.00	UT	3.00	3.00	100	2009	2009	3	100	7,968	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	604,339
TOTAL MARKET OB/XF VALUE	18,672
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	683,011
SOH/AGL Deduction	0
ASSESSED VALUE	683,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	683,011
TOTAL JUST VALUE	683,011
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	677,011

SALE:2:1: SALE IN 2 SEC'S. (JOINS RE# 03387-005)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26825	GARAGE	910	03/06/2008
24752	ADDN SFR	675	07/14/2006
12738	SFR	460	07/07/1997
9481	M H	125	03/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/2162	2/29/2016	WD	Q	I	01	490,000
GRANTOR: THE PRINCIPAL LLC						
GRANTEE: ERNESTO U & BELKIS						
1300/1176	8/27/2015	WD	U	I	38	290,000
GRANTOR: MICHAEL L & LINDA M C						
GRANTEE: THE PRINCIPAL, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 L4 D4 S7 W7 S27 E8 S10 D4 R4 E4 R4 U4 N10 E10FOP= S6 E23 N6 W2 U4 L4 W11 L4 D4 W2$ E2 U4 R4 E11 R4 D4 E12 S10 D4 R4 E6 R4 U4 N10 E8 N22 BAS= N26 BAS= N10W22 S10 E22$ W22 S22 E19 S4 E3$ W3 N4 W19 N6 PTO= N26 W14 S10 W25 L7 D10 R4 D4 S2 E18 U2 R2 E4 R2 D2 E16$ W16 U2 L2 W4 L2 D2 W18 N2 U4 L4 $ PTR= E80 N40 FOP= E40 BAS= S2 R4 D4 E7 U4 R4 N18 U1 L1 L8 U8 W6 S25$ N10 FGR= N15 E6 D8 R8 R14 U14 U15 L15 L14 D14 L2 U2 W37 S24 E40$ W40 S10$ W80 S40$ PTR= N50 FUS= N6 L18 U18 W36 S24 E54$ S50 $.

LAND DESCRIPTION

TOTAL OB/XF 18,672

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.50	20,000.00	30,000.00	60,000							

REVIEW DATE 01/28/2026 BY KS Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/08/2026 BY SYS