LOT 4 SOUTHWOOD ACRES S/D UNIT 4
ORB 338-494, 653-639. WD 1016-16

FUOCO CHRISTIE L/FUOCO MICAH JAMES
118 SW SWEETBRIAR DR
LAKE CITY, FL 32024

2027

36-4S-16-03382-004

BUILDING CHARACTERISTICS

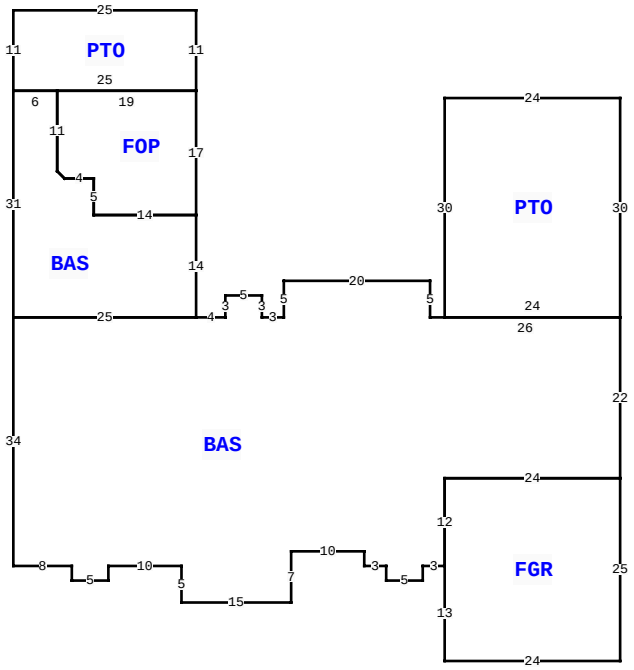
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 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	478	100		478	47,953
BAS	2,724	100		2,724	273,270
FGR	600	55		330	33,105
FOP	298	30		89	8,928
PTO	275	5		14	1,404
PTO	720	5		36	3,611
TOTALS	5,095			3,671	368,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,671	136.1225	149.73	549,659	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2017 Heated Area: 3202 HX Base Yr 2017



118 SW SWEETBRIAR DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	368,272
TOTAL MARKET OB/XF VALUE	60,726
TOTAL LAND VALUE - MARKET	39,400
TOTAL MARKET VALUE	468,398
SOH/AGL Deduction	123,899
ASSESSED VALUE	344,499
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	293,088
TOTAL JUST VALUE	468,398
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	475,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054461	Remodel	16,041	11/12/2025
000051357	Roof Replacement	27,500	11/01/2024
000051359	Roof Replacement	4,000	11/01/2024
21955	POOL	225	06/10/2004
21923	ADDN SFR	252	06/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/2715	10/14/2016	WD	Q	I	01	339,000
GRANTOR: BILLIE L VINCENT						
GRANTEE: CHRISTIE L FUOCO						
1283/1190	10/21/2014	WD	U	I	12	262,500
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: BILLIE L VINCENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N5 W20 S5 W3 N3 W5 S3 W4 BAS= N14 FOP= N17 PTO= N11 W25 S11 E25$ W19 S11 D1 R1 E4 S5 E14$ W14 N5 W4 L1 U1 N11 W6 S31 E25$ W25 S34 E8 S2 E5 N2 E10 S5 E15 N7 E10 S2 E3 S2 E5 N2 E3 FGR= S13 E24 N25 W24 S12$ N12E24 N22$ PTO= N30 W24 S30 E24$ PTR= N30 W24 S30 E24$.

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	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	45	24	1,080.00	UT	2.00	2.00	100	1993	1993	3	100	2,160	
3	0280	POOL R/CON	0	100	25	49	1,225.00	UT	70.00	70.00	100	2004	2004	3	43	36,873	
4	0166	CONC,PAVMT	0	100	0	0	4,030.00	UT	2.00	2.00	100	2004	2004	3	100	8,060	
5	0169	FENCE/WOOD	0	100	0	0	208.00	UT	15.50	15.50	100	2009	2009	3	100	3,224	
6	0166	CONC,PAVMT	0	100	18	18	324.00	UT	2.25	2.25	100	2009	2009	3	100	729	
7	0210	GARAGE U	0	100	20	24	480.00	UT	16.00	16.00	100	2009	2009	3	100	7,680	

LAND DESCRIPTION

TOTAL OB/XF 60,726

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	1.97	AC		1.00	1.00	1.00	20,000.00	20,000.00	39,400							

REVIEW DATE 01/28/2026 BY KS Total Acres: 1.97 Total Land Value: 39,400 Market: 0 Agricultural: 0 Common: 39,400 PRINTED 11/17/2026 BY SYS