

LOTS 5 & 6 SOUTHWOOD ACRES S/D U
428-499, 433-302, 963-822, 1007-

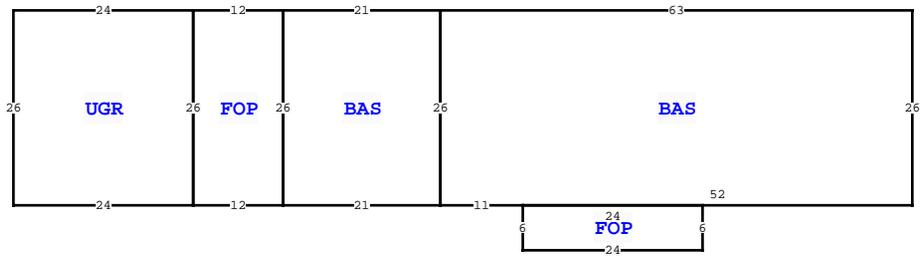
HINES LUANNE
236 SW SWEETBRIAR DR
LAKE CITY, FL 32024

2026

36-4S-16-03382-006
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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018								
			Heated Area: 2184				HX Base Yr 2018				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	546	100		546	51,509
BAS	1,638	100		1,638	154,526
FOP	144	30		43	4,057
FOP	312	30		94	8,868
UGR	624	45		281	26,509
TOTALS	3,264			2,602	245,468

236 SW SWEETBRIAR DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026
INC DATE		AG DATE	MLU

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	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,500	
2	0166	CONC, PAVMT	0	100	0	0	280.00	UT	2.25	2.25	100	2009	2009	3	100	630	
3	0169	FENCE/WOOD	0	100	0	0	290.00	UT	10.50	10.50	50	2009	2009	3	50	1,523	
4	0252	LEAN-TO W/	0	0	15	30	450.00	UT	1.50	1.50	100	2017	2017	3	100	675	
5	0294	SHED WOOD/	0	0	24	30	720.00	UT	25.00	25.00	100	2009	2009	3	100	18,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
7	0166	CONC, PAVMT	0	100	0	0	1,700.00	UT	2.00	2.00	80	2017	2017	3	80	2,720	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	761.50	761.50	100	2017	2017	3	100	762	
9	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

TOTAL OB/XF 30,010

LAND DESCRIPTION										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		A-1	0.00	0.00	1.97	AC		1.00	1.00	1.00	16,000.00	16,000.00	31,520							
2	9901	C	AC/XFOB	100		A-1	0.00	0.00	1.97	AC		1.00	1.00	1.00	16,000.00	16,000.00	31,520							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			348,566	
TOTAL MARKET OB/XF VALUE			32,210	
TOTAL LAND VALUE - MARKET			63,040	
TOTAL MARKET VALUE			443,816	
SOH/AGL Deduction			99,676	
ASSESSED VALUE			344,140	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			292,729	
TOTAL JUST VALUE			443,816	
NCON VALUE			105,298	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			333,961	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043955	Solar Power Syste	71,540	03/17/2022
36581	SFR	571	04/16/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/2039	2/18/2025	QC	U	I	11	100
GRANTOR: HINES GEORGE THOMAS						
GRANTEE: HINES LUANNE						
1339/2391	6/28/2017	WD	Q	I	01	215,000
GRANTOR: DARRELL WAYNE & REBEK						
GRANTEE: GEORGE THOMAS & LUA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W63 BAS= W21 FOP= W12 UGR= W24 S26 E24 N26\$ S26 E12 N26\$ S26 E21 N26\$ S26 E11 FOP= S6 E24 N6 W24\$ E52 N26\$.

