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

2027

36-4S-16-03382-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

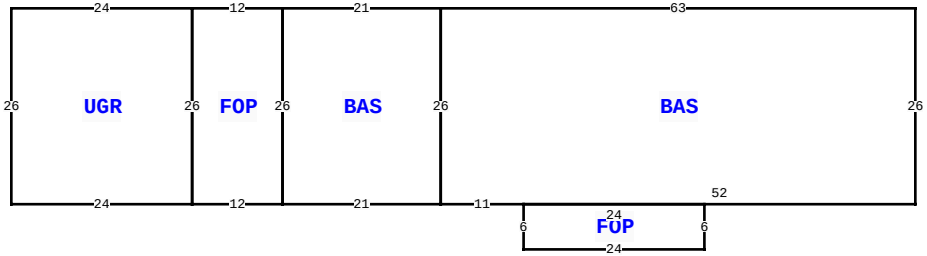
NEIGHBORHOOD/LOC 36416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	546	100		546	49,702
BAS	1,638	100		1,638	149,107
FOP	144	30		43	3,914
FOP	312	30		94	8,557
UGR	624	45		281	25,579
TOTALS	3,264			2,602	236,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,602	120.8064	132.89	345,780	1975	1995	0	0	0	31.50	68.50

1 SINGLE FAM 100% - 2018 Heated Area: 2184 HX Base Yr 2018



236 SW SWEETBRIAR DR, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2026 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	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	

LAND DESCRIPTION

TOTAL OB/XF 30,010

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	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							

REVIEW DATE 02/09/2026 BY KS Total Acres: 3.94 Total Land Value: 63,040 Market: 0 Agricultural: 0 Common: 63,040 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	333,507
TOTAL MARKET OB/XF VALUE	32,210
TOTAL LAND VALUE - MARKET	63,040
TOTAL MARKET VALUE	428,757
SOH/AGL Deduction	78,258
ASSESSED VALUE	350,499
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	299,088
TOTAL JUST VALUE	428,757
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,278

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$.

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

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2027

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BUILDING CHARACTERISTICS

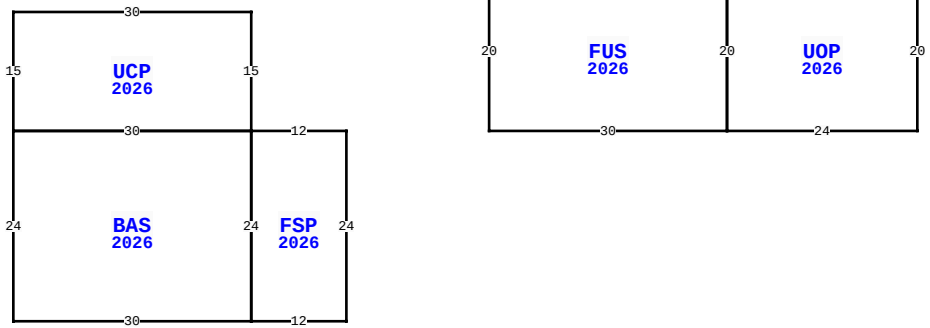
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	720	100	2026	720	42,929
FSP	288	40	2026	115	6,857
FUS	600	100	2026	600	35,774
UCP	450	20	2026	90	5,366
UOP	480	20	2026	96	5,724
TOTALS	2,538			1,621	96,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	1,621	108.9000	65.34	105,916	2009	2018	0	0	0	8.75	91.25

2 STRG/CONV 100% - 2026 Heated Area: 1320 HX Base Yr 2018



236 SW SWEETBRIAR DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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
11	0060	CARPORT F	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2026	2025		100	2,200	

COLUMBIA COUNTY PROPERTY

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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=[YR=2026;ORIG=40,10] S24 E30 N24 W30 $
UCP=[YR=2026;ORIG=40,10] N15 E30 S15 W30 $
FUS=[YR=2026;ORIG=100,-10] E30 S20 W30 N20 $
FSP=[YR=2026;ORIG=70,10] E12 S24 W12 N24 $
UOP=[YR=2026;ORIG=130,-10] E24 S20 W24 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,200

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

REVIEW DATE 02/09/2026 BY KS Total Acres: 3.94 Total Land Value: 63,040 Market: 0 Agricultural: 0 Common: 63,040 PRINTED 11/17/2026 BY SYS