LOT 7 SOUTHWOOD ACRES S/D UNIT 4
ORB 532-450, 692-613, (DC MICHAE

GROSS EMORY F JR
1468 SW MAIN BLVD STE 105-29
LAKE CITY, FL 32025

2027

36-4S-16-03382-007

BUILDING CHARACTERISTICS

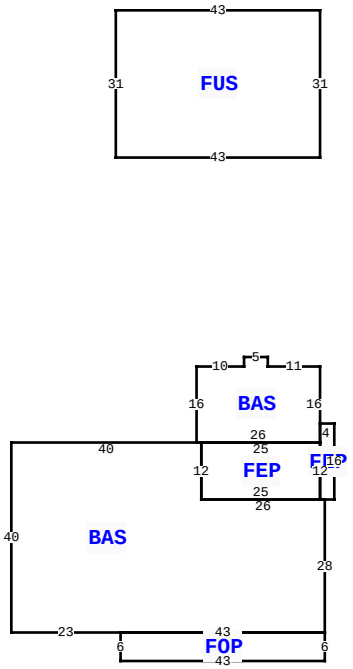
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	426	100		426	25,638
BAS	2,328	100		2,328	140,108
FEP	48	80		38	2,287
FEP	300	80		240	14,444
FOP	258	30		77	4,634
FUS	1,333	100		1,333	80,224
TOTALS	4,693			4,442	267,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,442	84.1686	92.59	411,285	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 4087 HX Base Yr 2015



209 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	0169	FENCE/WOOD	0	100	0	0	360.00	UT	7.50	7.50	50	1993	1993	3	50	1,350	
2	0280	POOL R/CON	0	100	20	42	840.00	UT	70.00	70.00	35	2007	2007	3	35	20,580	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
4	0258	PATIO	0	100	0	0	1,214.00	UT	1.00	1.00	100	2009	2009	3	100	1,214	
5	0166	CONC,PAVMT	0	100	0	0	9,641.00	UT	1.00	1.00	100	2009	2009	3	100	9,641	
6	0210	GARAGE U	0	100	30	35	1,050.00	UT	5.00	5.00	100	0	0	3	100	5,250	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		267,335
TOTAL MARKET OB/XF VALUE		40,035
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		342,370
SOH/AGL Deduction		85,043
ASSESSED VALUE		257,327
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,916
TOTAL JUST VALUE		342,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25870	POOL	390	05/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0132	8/19/2013	WD	Q	I	01	200,000
GRANTOR: TERESA D CARRENDER HU						
GRANTEE: EMORY F GROSS JR						
0692/0613	7/28/1989	WD	Q	I		132,900
GRANTOR: TAYLOR						
GRANTEE: CARRENDER						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= W25 BAS= W40 S40 E23 FOP= S6E43 N6 W43$ E43 N28 W26 N12$ S12 E25 N12$ FEP= S12 E3 N16 W3 S4$ BAS= N16 W11 N2 W5 S2 W10 S16 E26$ PTR=N60 FUS= N31 W43 S31 E43$ S60$.

LAND DESCRIPTION

TOTAL OB/XF 40,035

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	1.75	AC		1.00	1.00	1.00	20,000.00	20,000.00	35,000							

REVIEW DATE 01/28/2026 BY KS Total Acres: 1.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS