LOT 5 LAKEWOOD ACRES S/D.
689-482, 893-474, LE 1331-378,

TONETTI ANITA/TONETTI FRANK
307 NW SLAPPY DR
LAKE CITY, FL 32055

2025

21-3S-16-02216-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

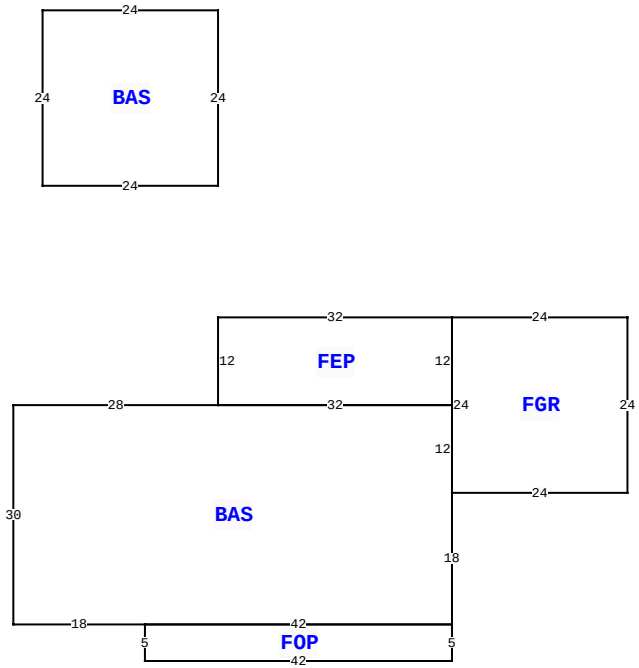
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	39,885
BAS	1,800	100	1,800	124,640
FEP	384	80	307	21,258
FGR	576	55	317	21,951
FOP	210	30	63	4,362
TOTALS	3,546		3,063	212,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,063	101.4600	106.53	326,301	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2001 Heated Area: 2376 HX Base Yr 2001



307 NW SLAPPY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,096
TOTAL MARKET OB/XF VALUE		10,104
TOTAL LAND VALUE - MARKET		40,480
TOTAL MARKET VALUE		262,680
SOH/AGL Deduction		105,585
ASSESSED VALUE		157,095
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		102,095
TOTAL JUST VALUE		262,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30483	MAINT/ALTR	55	09/26/2012
21184	STORAGE	30	10/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1331/0378	4/29/2016	LE	U	I	14	100
GRANTOR: ANITA TONETTI						
GRANTEE: ANITA TONETTI (LIFE						
0893/0474	11/29/1999	WD	Q	I		119,000
GRANTOR: FOSS'						
GRANTEE: TONETTI'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S30 E18 FOP= S5 E42N5 W42$ E42 N18 FGR= E24 N24 W24 S24$ N12 FEP= N12 W32 S12E32$ W32$ PTR= N30 BAS= N24 W24 S24 E24$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	74	24	1,776.00	UT	4.00	4.00	100	0	0	3	100	7,104	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 10,104

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	5.06	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,480							

REVIEW DATE 02/08/2023 BY KS Total Acres: 5.06 Total Land Value: 40,480 Market: 0 Agricultural: 0 Common: 40,480 PRINTED 09/18/2024 BY SYS