

BEG NW COR OF SE1/4 OF SW1/4, RU
S 11 DEG E 742.49 FT, W 1519.39
RD, RUN N ALONG R/W 241.41 FT, W

VARNES CLYDE F
535 NE CLYDE VARNES RD
LAKE CITY, FL 32055

2022

12-3S-17-04927-000

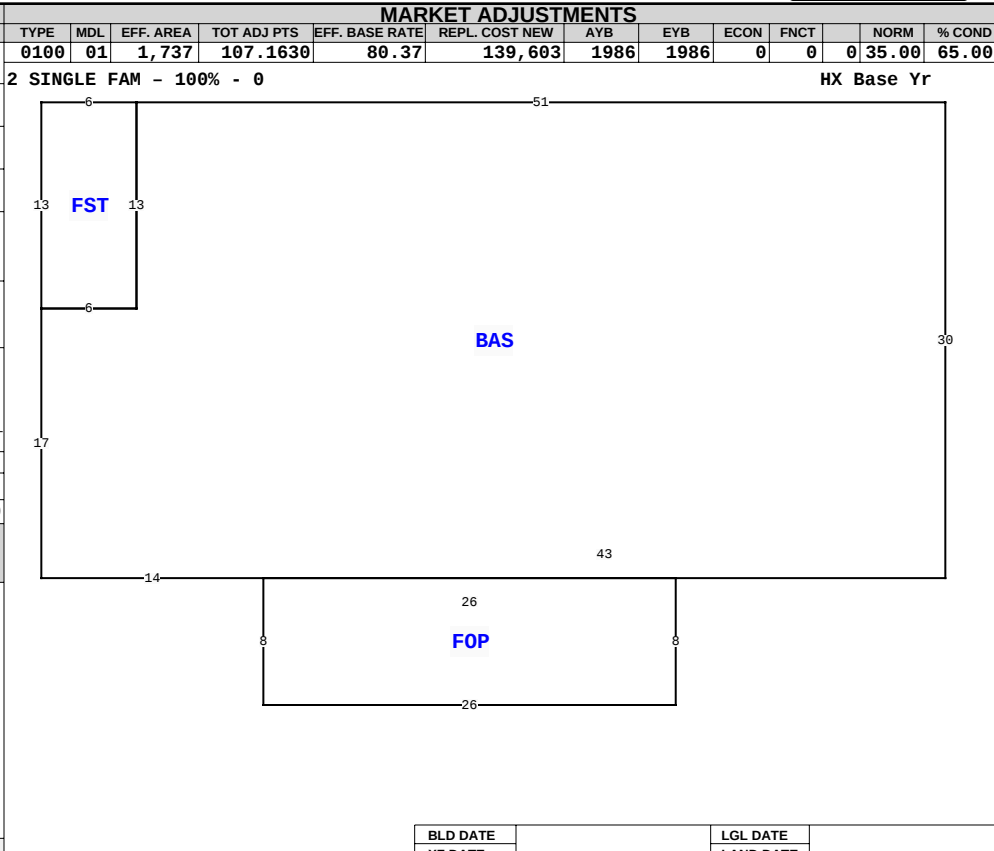


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000 IMPROVED AG	
MAP NUM		MKT AREA 04
NEIGHBORHOOD	1317.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	85,257
FOP	208	30	62	3,239
FST	78	55	43	2,246
TOTALS	1,918		1,737	90,742

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00	100	0
2	0070	CARPORT UF	0 100	0	0	1.00	UT	1,000.00	1,000.00	50	2005
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2012

LAND DESCRIPTION											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DEPTH FACT
1	5600	TIMBER 3	0		00	0.00	0.00	11.24	AC		1.00
2	0100	SFR	100			0.00	0.00	1.00	AC		1.00
3	9910	MKT.VAL.AG	0		00	0.00	0.00	25.07	AC		1.00
4	5910	SWAMP/CYPRES	0		00	0.00	0.00	7.00	AC		1.00
5	6200	PASTURE 3	0		00	0.00	0.00	6.83	AC		1.00



TOTAL OB/XF											
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2	0070	CARPORT UF	0 100	0	0	1.00	UT	1,000.00	1,000.00	50	2005
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2012

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2	0070	CARPORT UF	0 100	0	0	1.00	UT	1,000.00	1,000.00	50	2005
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2012

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		90,742	
TOTAL MARKET OB/XF VALUE		2,200	
TOTAL LAND VALUE - MARKET		77,650	
TOTAL MARKET VALUE		102,033	
SOH/AGL Deduction		15,910	
ASSESSED VALUE		86,123	
TOTAL EXEMPTION VALUE		HX HB SX 86,123	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		170,592	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,843	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1448/1859	9/28/2021	LE	U	I	14		0
GRANTOR: VARNES CLYDE F							
GRANTEE: VARNES CLYDE F							
1419/1339	9/14/2020	LE	U	I	14		0
GRANTOR: CLYDE F VARNES (ENH L							
GRANTEE: SHELLY DIANNE VARNE							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W51 FST= W6 S13 E6 N13S\$13 W6 S17 E14 FOP= S8 E26 N8W26\$ E43 N30\$.											

Columbia County Property Appraiser
Jeff Hampton

2022 Working Values
updated: 4/7/2022

Parcel: << 12-3S-17-04927-000 (24651) >>

Owner & Property Info

Show Search Results

Owner	VARNES CLYDE F 535 NE CLYDE VARNES RD LAKE CITY, FL 32055		
Site	612 NE CLYDE VARNES Rd, LAKE CITY		
Description*	BEG NW COR OF SE1/4 OF SW1/4, RUN E 1589.35 FT, S 11 DEG E 742.49 FT, W 1519.39 FT TO FORREST RD, RUN N ALONG R/W 241.41 FT, W 172.15 FT, N 494.64 FT TO POB. 260-158, 364-33, 803-1041, LE 1418-61, LE 1419-1339, LE 1448-1859,		
Area	26.07 AC	S/T/R	12-3S-17
Use Code**	IMPROVED AG (5000)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

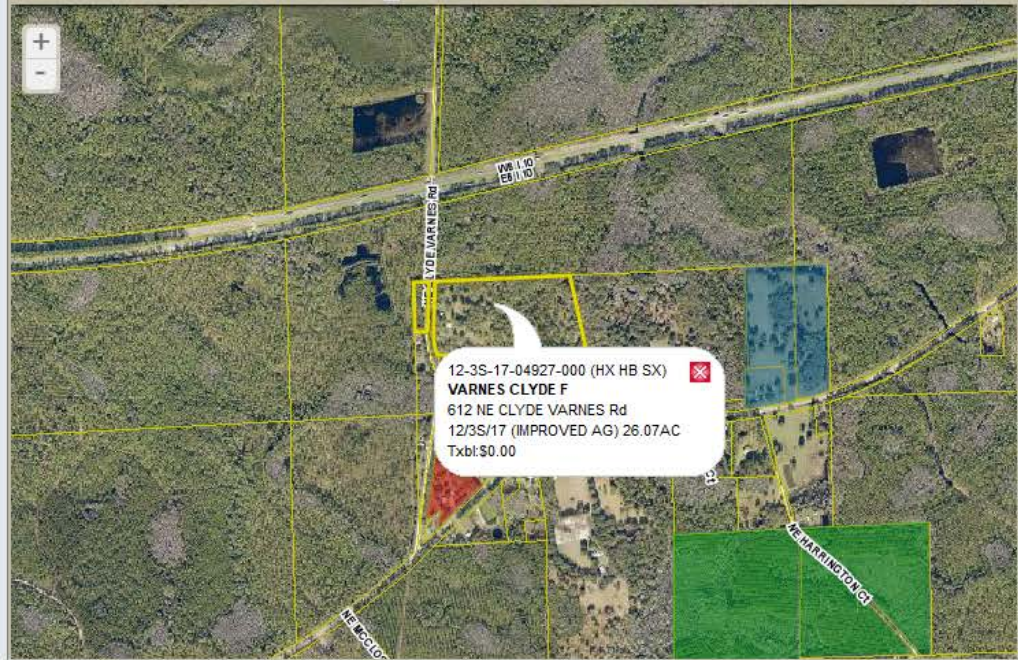
Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$4,000	Mkt Land	\$4,000
Ag Land	\$5,091	Ag Land	\$5,091
Building	\$85,993	Building	\$90,742
XFOB	\$2,200	XFOB	\$2,200
Just	\$165,843	Just	\$170,592
Class	\$97,284	Class	\$102,033
Appraised	\$97,284	Appraised	\$102,033
SOH Cap [?]	\$13,521	SOH Cap [?]	\$15,910
Assessed	\$83,763	Assessed	\$86,123
Exempt	HX HB SX	Exempt	HX HB SX
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$58,763	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$61,123

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales

(zoom parcel) click hover



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/28/2021	\$0	1448/1859	LE	I	U	14
9/14/2020	\$0	1419/1339	LE	I	U	14
8/25/2020	\$0	1418/0061	LE	I	U	14
3/3/1995	\$285	0803/1041	WD	V	Q	01
6/17/1976	\$1,000	0364/0033	WD	V	Q	01
5/26/1970	\$654	0260/0158	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1986	1632	1918	\$90,742

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.