NE DIV: ALL LOT 7 EX A LOT 65
FT N & S BY 105 FT E & W IN
SE COR CATHY'S SURVEY EX RD

SMITH EDWARD/LEBREW HELENE B
7981 168TH ST
WELLBORN, FL 32094

**2026**

**00-00-00-11211-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

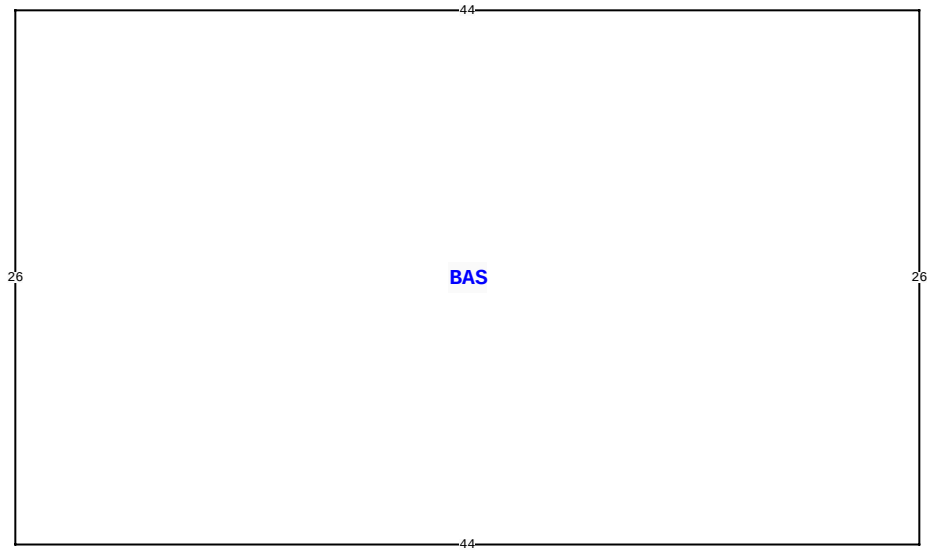
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 7 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1700 | OFFICE BLD 1STY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 810317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,144 | 100 | | 1,144 | 49,895 |
| TOTALS | 1,144 | | | 1,144 | 49,895 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 1,144 | 90.6780 | 67.10 | 76,762 | 1965 | 1999 | 0 | 0 | 0 | 35.00 | 65.00 |

1 OFFICE LOW 0% - 0 Heated Area: 1144 HX Base Yr




1011 N MARION AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 49,895 |
| TOTAL MARKET OB/XF VALUE | 500 |
| TOTAL LAND VALUE - MARKET | 44,502 |
| TOTAL MARKET VALUE | 94,897 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 94,897 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 94,897 |
| TOTAL JUST VALUE | 94,897 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 96,433 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1206 | REMODEL | 71 | 02/18/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1178/1284 | 7/31/2009 | WD | Q | I | 01 | 125,000 |
| GRANTOR: FRANCISCO & MARGARITA | | | | | | |
| GRANTEE: EDWARD SMITH & HELE | | | | | | |
| 1097/1963 | 9/29/2006 | WD | Q | I | | 115,000 |
| GRANTOR: JAY S DAVIS | | | | | | |
| GRANTEE: FRANSICO & MARGARIT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |

TOTAL OB/XF 500

## LAND DESCRIPTION

| 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 | 1700 | C | 1STORY OFF | 0 | | *CG | 60.00 | 104.00 | 6,240.00 | SF | | 1.00 | 1.00 | 1.25 | 1.00 | 1.25 | 7,800 | | | | | | | |
| 2 | 1700 | C | 1STORY OFF | 0 | | *CG | 145.00 | 202.00 | 29,362.00 | SF | | 1.00 | 1.00 | 1.25 | 1.00 | 1.25 | 36,702 | | | | | | | |

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.82 Total Land Value: 44,502 Market: 0 Agricultural: 0 Common: 44,502 PRINTED 11/20/2025 BY SYS