W DIV: LOTS 4 & 9 BLOCK 309.

452-343, 602-424, 751-239, PB 83

SMITH FREDDIE
1050 NE OTIS CT
LAKE CITY, FL 32055

2026

00-00-00-12240-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

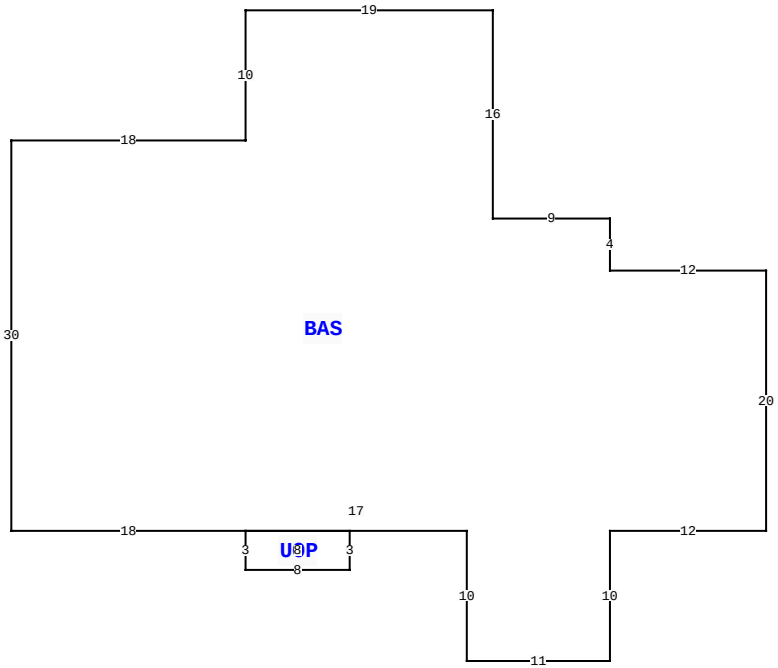
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100		1,866	142,225
UOP	24	20		5	381
TOTALS	1,890			1,871	142,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	104.6925	117.26	219,393	1939	1939	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1866 HX Base Yr



324 NW HILLSBORO ST, 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	142,605
TOTAL MARKET OB/XF VALUE	4,350
TOTAL LAND VALUE - MARKET	13,490
TOTAL MARKET VALUE	160,445
SOH/AGL Deduction	0
ASSESSED VALUE	160,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,445
TOTAL JUST VALUE	160,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
376	ADDN SFR	50	07/11/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/1328	4/02/2024	WD	Q	I	01	169,000
GRANTOR: SAPP KENNETH						
GRANTEE: SMITH FREDDIE						
1472/2000	8/05/2022	PB	U	I	18	0
GRANTOR: SAPP VICKIE L FRAZIER						
GRANTEE: SAPP KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N4 W9 N16 W19 S10 W18 S30 E18 UOP= S3 E8 N3 W8$E17 S10 E11 N10 E12 N20$.

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	150	
2	0262	PRCH,FOP	0	0	9	20	180.00	UT	2.50	2.50	100	0	0	3	100	450	
3	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	50	2011	2011	3	50	150	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 4,350

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	0			0.00	0.00	7,100.00	SF		1.00	1.00	1.00	0.95	0.95	6,745							
2	0100	C	SFR	0			0.00	0.00	7,100.00	SF		1.00	1.00	1.00	0.95	0.95	6,745							

REVIEW DATE 04/22/2024 BY TP Total Acres: 0.32 Total Land Value: 13,490 Market: 0 Agricultural: 0 Common: 13,490 PRINTED 10/02/2025 BY SYS