LOT 6 COVEY COURT S/D.
ORB 736-668, 816-1696.

SMITH LYNN M/SMITH LORRIE B
267 SW COVEY CT
LAKE CITY, FL 32025

2026

01-4S-16-02678-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

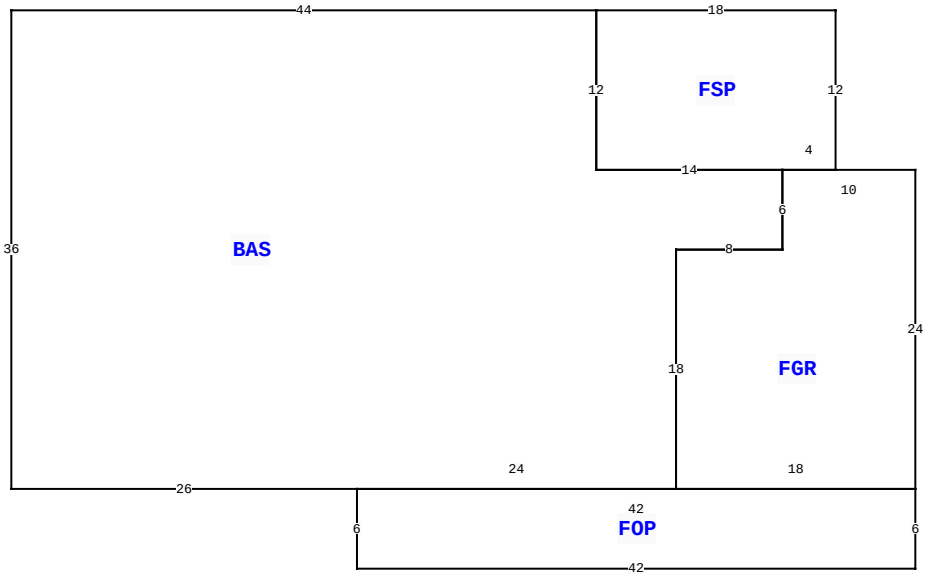
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.0500	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100		1,776	216,739
FGR	384	55		211	25,750
FOP	252	30		76	9,275
FSP	216	40		86	10,495
TOTALS	2,628			2,149	262,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,149	118.4370	132.65	285,065	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1776 HX Base Yr 2018



267 SW COVEY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		262,260
TOTAL MARKET OB/XF VALUE		16,562
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		310,322
SOH/AGL Deduction		101,152
ASSESSED VALUE		209,170
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,448
TOTAL JUST VALUE		310,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34628	SFR	704	11/07/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1236/0678	6/08/2012	WD	Q	V	01	15,000

GRANTOR: CLAUDE & NICOLE STE M
GRANTEE: LYNN M & LORRIE B S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S36 E26 FOP= S6 E42 N6 W42$ E24 FGR= E18 N24 W10 S6 W8 S18$ N18 E8 N6 FSP= E4 N12 W18 S12 E14$ W14 N12$.

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	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	
2	0294	SHED WOOD/	0	100	21	24	1.00	UT	5,184.00	5,184.00	100	2017	2017	3	100	8,040	
3	0070	CARPORT UF	0	100	21	12	252.00	UT	1.50	1.50	100	2017	2017	3	100	378	
4	0166	CONC,PAVMT	0	100	20	24	1.00	UT	1,440.00	1,440.00	100	2024	2023		100	1,440	
5	0296	SHED METAL	0	100	12	24	1.00	UT	5,104.00	5,104.00	100	2024	2023		100	5,104	

LAND DESCRIPTION

TOTAL OB/XF 16,562

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		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							

REVIEW DATE 08/16/2023 BY JB Total Acres: 0.60 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 11/17/2025 BY SYS