LOT 28 TURKEY RUN S/D.
WD 1037-589. WD 1082-1446

SMITH JOHN WAYNE SR/SMITH DEBRA L
189 SW ETHEL GLN
LAKE CITY, FL 32024

2026

03-4S-16-02739-228

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

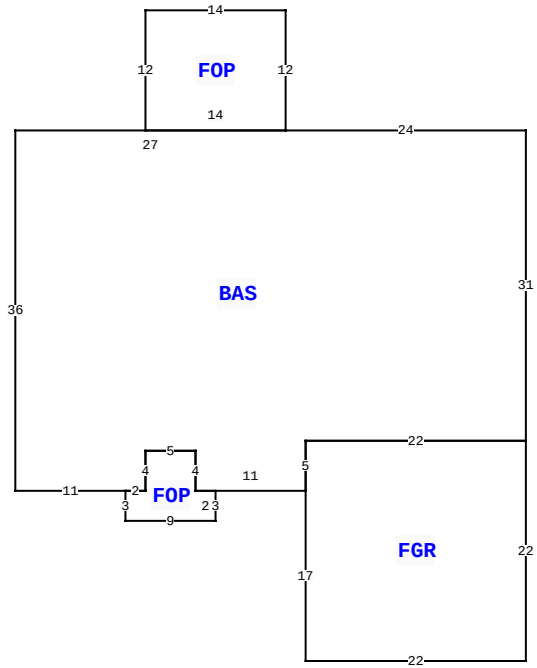
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,706	100		1,706	181,549
FGR	484	55		266	28,307
FOP	47	30		14	1,490
FOP	168	30		50	5,321
TOTALS	2,405			2,036	216,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	117.3060	131.38	267,490	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1706 HX Base Yr 2007



189 SW ETHEL GLN, 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		216,667
TOTAL MARKET OB/XF VALUE		9,494
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		261,161
SOH/AGL Deduction		92,980
ASSESSED VALUE		168,181
TOTAL EXEMPTION VALUE	HX HB DD VX	65,722
BASE TAXABLE VALUE		102,459
TOTAL JUST VALUE		261,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23606	SFR	492	09/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1082/1446	5/02/2006	WD	Q	I		204,900
GRANTOR: TERRY ZIERKE						
GRANTEE: JOHN WAYNE SR & DEB						
1037/0589	2/02/2005	WD	Q	V	02	35,000
GRANTOR: EVERETT A & KATHY J P						
GRANTEE: TERRY ZIERKE						

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	100	0	0	1,452.00	UT	2.50	2.50	100	2006	2006	3	100	3,630	
2	0169	FENCE/WOOD	0	100	0	0	352.00	UT	13.50	13.50	75	2007	2007	3	75	3,564	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N12 W14 S12 E14$ W27 S36 E11 FOP= S3 E9 N3 W2 N4 W5 S4 W2$ E2 N4 E5 S4 E11 FGR= S17 E22 N22 W22 S5$ N5 E22 N31$.

LAND DESCRIPTION

TOTAL OB/XF 9,494

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	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS