LOT 6 BLOCK A SMITHFIELD
ESTATES S/D. ORB 995-1776,
996-1658, WD 1048-1505.

DURRANCE STEPHANIE K
167 SE MEGAN GLN
LAKE CITY, FL 32025

2026

03-4S-17-07591-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

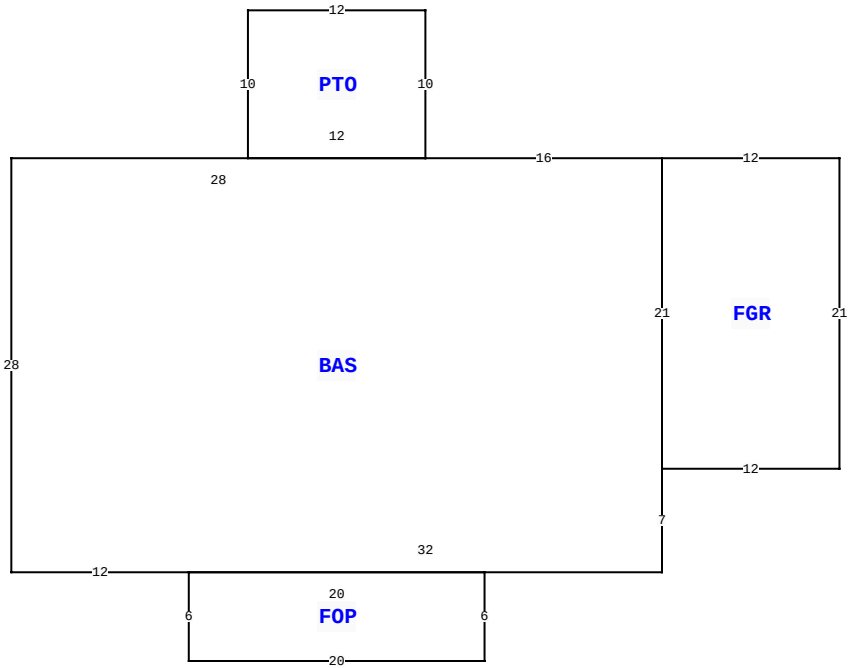
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	3417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	128,818
FGR	252	55		139	14,534
FOP	120	30		36	3,764
PTO	120	5		6	627
TOTALS	1,724			1,413	147,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,413	116.7000	130.70	184,679	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1232 HX Base Yr 2006



167 SE MEGAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,743
TOTAL MARKET OB/XF VALUE		2,860
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		169,103
SOH/AGL Deduction		55,508
ASSESSED VALUE		113,595
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,873
TOTAL JUST VALUE		169,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043344	Roof Replacement	12,500	12/09/2021
22868	SFR	401	03/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1048/1505	6/06/2005	WD	Q	I		92,000
GRANTOR: WIREGRASS HOMEBUILDER						
GRANTEE: STEPHANIE K DURRANC						
0995/1776	9/02/2003	WD	Q	V		60,000
GRANTOR: HILL						
GRANTEE: WIREGRASS HOMEBUILD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W12 S10 E12$ W28 S28 E12 FOP= S6 E20 N6 W20$ E32 N7 FGR= E12 N21 W12 S21$ N21$.

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	830.00	UT	2.00	2.00	100	2005	2005	3	100	1,660	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,860

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/07/2017 BY DF Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS