LOT 7 BLOCK A SMITHFIELD ESTATES
899-153, WD 1030-400, WD 1050-27

THE THEOS TRUST
3811 TURNING TIDES TER
BRADENTON, FL 34208

2025

03-4S-17-07591-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

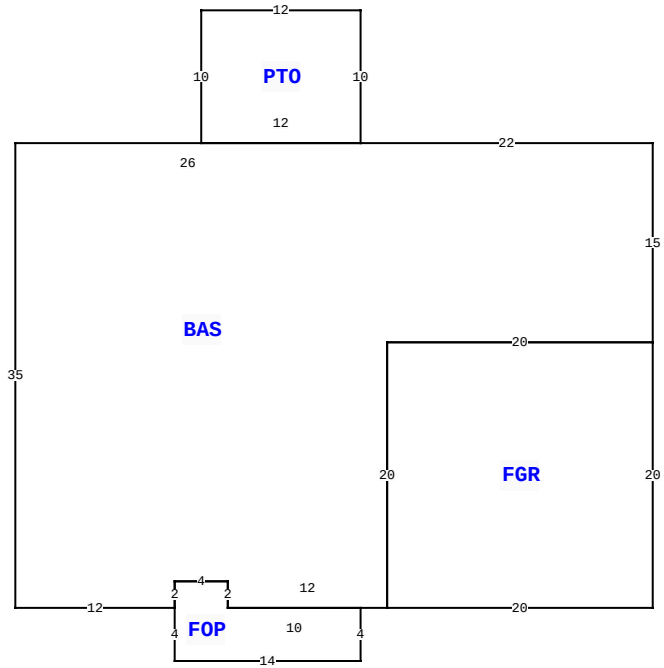
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,272	100		1,272	155,373
FGR	400	55		220	26,873
FOP	64	30		19	2,321
PTO	120	5		6	733
TOTALS	1,856			1,517	185,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,517	134.6400	150.80	228,764	2005	2005	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1272 HX Base Yr



159 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	185,299
TOTAL MARKET OB/XF VALUE	2,095
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	205,894
SOH/AGL Deduction	0
ASSESSED VALUE	205,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,894
TOTAL JUST VALUE	205,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22802	SFR	392	02/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/16	4/20/2023	QC	U	I	11	100
GRANTOR: DOMINION REAL ESTATE						
GRANTEE: THE THEOS TRUST						
1462/1792	3/17/2022	QC	U	I	11	100
GRANTOR: DOMINION ESTATES LLC						
GRANTEE: DOMINION REAL ESTAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 PTO= N10 W12 S10 E12$ W26 S35 E12 FOP= S4 E14 N4 W10 N2 W4 S2$ N2 E4 S2 E12 FGR= E20 N20 W20 S20 $ N20 E20 N15$.

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	838.00	UT	2.50	2.50	100	2005	2005	3	100	2,095	

LAND DESCRIPTION

TOTAL OB/XF 2,095

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		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 12/21/2021 BY CP Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/19/2025 BY SYS