LOT 8 BLOCK A SMITHFIELD ESTATES
895-2322, WD 1029-2140, WD 1123-

SMITH DAVI
139 SE MEGAN GLN
LAKE CITY, FL 32025

**2026**

**03-4S-17-07591-108**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

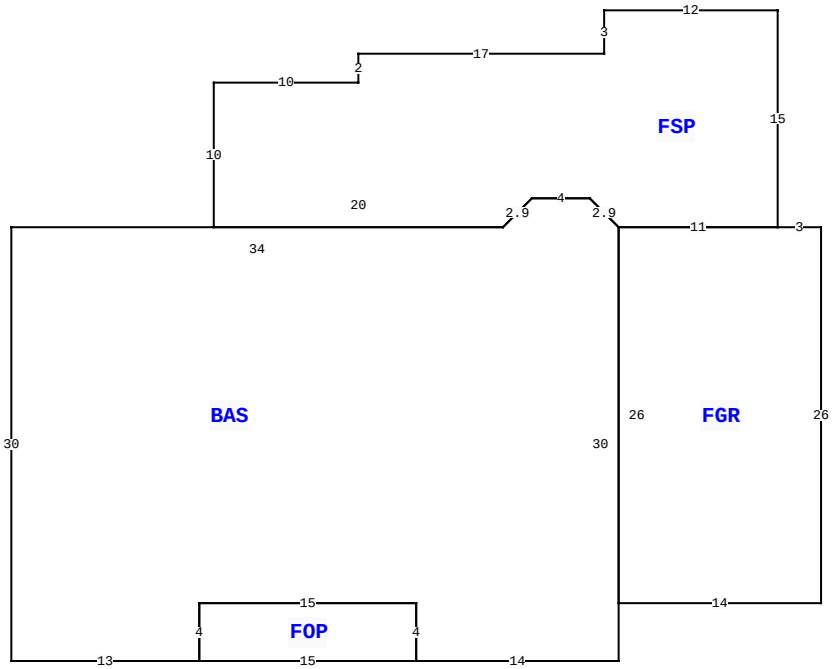
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 1,212 | 100 | | 1,212 | 114,297 |
| FGR | 364 | 55 | | 200 | 18,861 |
| FOP | 60 | 30 | | 18 | 1,698 |
| FSP | 472 | 40 | | 189 | 17,823 |
| TOTALS | 2,108 | | | 1,619 | 152,678 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,619 | 120.2850 | 134.72 | 218,112 | 2000 | 2005 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 1212 HX Base Yr 2025




139 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 | | 152,678 |
| TOTAL MARKET OB/XF VALUE | | 2,310 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 173,488 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 173,488 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 122,766 |
| TOTAL JUST VALUE | | 173,488 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 176,760 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043966 | Roof Replacement | 12,844 | 03/18/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1522/1729 | 8/29/2024 | WD | Q | I | 01 | 230,000 |
| GRANTOR: HARDEN MICHELLE M | | | | | | |
| GRANTEE: SMITH DAVI | | | | | | |
| 1278/2592 | 8/04/2014 | WD | U | I | 12 | 69,900 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: MICHELLE M HARDEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP= N15 W12 S3 W17 S2 W10 S10 E20 U2 R2 E4 R2 D2 E11 $
FGR= W11 BAS= U2 L2 W4 L2 D2 W34 S30 E13 FOP= E15 N4 W15
S4$ N4 E15 S4 E14N30$ S26 E14 N26 W3$.

## 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 | 1,155.00 | UT | 2.00 | 2.00 | 100 | 2000 | 2000 | 3 | 100 | 2,310 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,310

| 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 10/14/2024 BY TP Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS