LOT 2 BLOCK B SMITHFIELD ESTATES
EX THE W 30 FT DESC ORB 951-335.
THE W 30 FT OF LOT 1 BLOCK B.

CURTIS GARALD D/CURTIS REBECCA S
410 SE FAYE LN
LAKE CITY, FL 32025

**2026**

**03-4S-17-07591-122**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

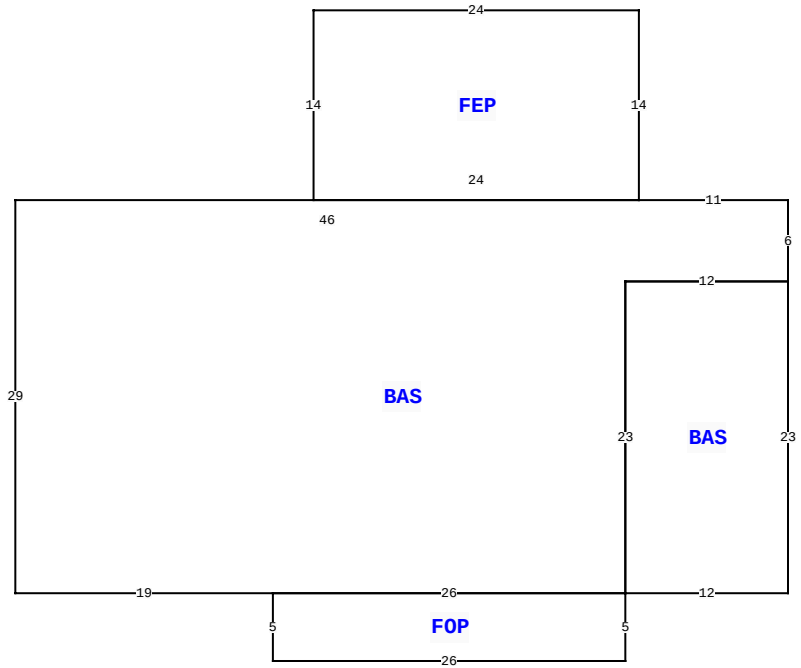
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 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 | 276 | 100 | | 276 | 26,411 |
| BAS | 1,377 | 100 | | 1,377 | 131,767 |
| FEP | 336 | 80 | | 269 | 25,741 |
| FOP | 130 | 30 | | 39 | 3,732 |
| TOTALS | 2,119 | | | 1,961 | 187,652 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,961 | 112.4230 | 125.91 | 246,910 | 2001 | 2001 | 0 | 0 | 0 | 24.00 | 76.00 |

1 SINGLE FAM 100% - 2003 Heated Area: 1653 HX Base Yr 2003




410 SE FAYE LN, 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 | | 187,652 |
| TOTAL MARKET OB/XF VALUE | | 16,029 |
| TOTAL LAND VALUE - MARKET | | 23,125 |
| TOTAL MARKET VALUE | | 226,806 |
| SOH/AGL Deduction | | 65,478 |
| ASSESSED VALUE | | 161,328 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,722 |
| BASE TAXABLE VALUE | | 105,606 |
| TOTAL JUST VALUE | | 226,806 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 229,275 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045728 | Remodel | 17,881 | 10/20/2022 |
| 18189 | SFR | 268 | 04/19/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0951/0316 | 4/10/2002 | WD | P | I | 99 | 75,000 |
| GRANTOR: ESTATE OF JERRY ZIMME | | | | | | |
| GRANTEE: GARALD & REBECCA CU | | | | | | |
| 0951/0314 | 4/05/2002 | WD | Q | V | 01 | 100 |
| GRANTOR: ELMER & RITA NICHOLS | | | | | | |
| GRANTEE: GERALD & REBECCA CU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 FEP= N14 W24 S14 E24$ W46 S29 E19 FOP= S5E26 N5 W26$ E26 BAS= E12 N23 W12 S23$ N23 E12 N6$.

## 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 | 11 | 58 | 638.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 957 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 18 | 20 | 360.00 | UT | 5.00 | 5.00 | 100 | 2004 | 2004 | 3 | 100 | 1,800 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 12 | 24 | 288.00 | UT | 5.00 | 5.00 | 100 | 2004 | 2004 | 3 | 100 | 1,440 | |
| 4 | 0140 | CLFENCE 6 | 0 | 100 | 0 | 0 | 800.00 | UT | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 100 | 5,200 | |
| 5 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 6 | 0030 | BARN,MT | 0 | 0 | 18 | 24 | 432.00 | UT | 11.00 | 11.00 | 100 | 2017 | 2017 | 3 | 100 | 4,752 | |
| 7 | 0251 | LEAN TO W/ | 0 | 100 | 10 | 24 | 240.00 | UT | 3.50 | 3.50 | 100 | 2017 | 2017 | 3 | 100 | 840 | |
| 8 | 0251 | LEAN TO W/ | 0 | 100 | 10 | 24 | 240.00 | UT | 3.50 | 3.50 | 100 | 2017 | 2017 | 3 | 100 | 840 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,029

| 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 | 1.25 | 18,500.00 | 23,125.00 | 23,125 | | | | | | | |

REVIEW DATE 12/05/2022 BY TW Total Acres: 1.02 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 10/10/2025 BY SYS