

N 340 FT OF S 928.07 FT OF W 333
OF NE1/4 EX RD R/W (AKA PRCL #5)

SMITH JEFFREY A/SMITH DEBBIE A
190 SW VISTA TER
LAKE CITY, FL 32024

2026

05-4S-16-02773-024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	31	VINYL SID 100								0201	02	2,356	115.9000	108.95	256,686	2003	2002	0	0	0	45.00	55.00								
Roof Structur	03	GABLE/HIP 100								2 MANUF 1 100% - 1996										Heated Area: 2356										
Roof Cover	12	MODULAR MT 100																		HX Base Yr 1996										
Interior Wall	05	DRYWALL 100								31 76 31 76 BAS																				
Interior Floo	14	CARPET 90																												
Interior Floo	08	SHT VINYL 10																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		4 100																												
Bathrooms		2 100																												
Stories	1.	1. 100																												
Architectual	01	CONV 100																												
Units		0 100																												
Condition Adj	03	03 100																												
Kitchen Adjus	01	01 100																												
Quality		05 05																												
DOR CODE		0200 MOBILE HOME																												
MAP NUM										MKT AREA		01																		
NEIGHBORHOOD/LOC		5416.0200 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,356	100		2,356	141,177																									
TOTALS		2,356			2,356	141,177																								
EXTRA FEATURES										190 SW VISTA TER, LAKE CITY										BLD DATE XF DATE INC DATE										
L N	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	0296	SHED METAL	0	100	10	13	130.00	UT	5.50	5.50	100	2000	2000	3	100	715														
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200														
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600														
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200														
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400														
LAND DESCRIPTION										TOTAL OB/XF										10,115										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	0102	C	SFR/MH	100		RSF/MH	40.00	283.00	2.21	AC		1.00	1.00	1.00	12,000.00	12,000.00	26,520													
REVIEW DATE 09/27/2023 BY JB Total Acres: 2.21 Total Land Value: 26,520 Market: 0 Agricultural: 0 Common: 26,520 PRINTED 11/06/2025 BY SYS																														

VALUATION BY				STANDARD																				
Tax Group: 2				Tax Dist:																				
BUILDING MARKET VALUE				141,177																				
TOTAL MARKET OB/XF VALUE				10,115																				
TOTAL LAND VALUE - MARKET				26,520																				
TOTAL MARKET VALUE				177,812																				
SOH/AGL Deduction				86,499																				
ASSESSED VALUE				91,313																				
TOTAL EXEMPTION VALUE				50,722																				
BASE TAXABLE VALUE				40,591																				
TOTAL JUST VALUE				177,812																				
NCON VALUE				0																				
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE				177,812																				
PERMIT NUM				DESCRIPTION				AMT				ISSUED												
19612				M H				125				06/04/2002												
SALES DATA				OFF RECORD Number				DATE				TYPE INST				Q / V I RSN CD				SALE PRICE				
0945/0467				1/25/2002				QC Q				I 01				21,500								
GRANTOR:DEBBIE A KING SMITH																								
GRANTEE:JEFFREY & DEBBIE SM																								
0801/1223				2/06/1995				WD Q				I				26,000								
GRANTOR:T J WILLIAMS																								
GRANTEE:DEBBIE A KING																								
BUILDING NOTES																								
BUILDING DIMENSIONS																								
BAS= W76 S31 E76 N31\$.																								