N1/2 OF NW1/4 OF SE1/4 OF NW1/4,
LE 959-167, DC 1329-2203, LE 140

SMITH JAMES HOWARD JR
945 SW NORRIS AVE
LAKE CITY, FL 32024

**2026**

**06-5S-16-03480-004**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 04 | 04 |

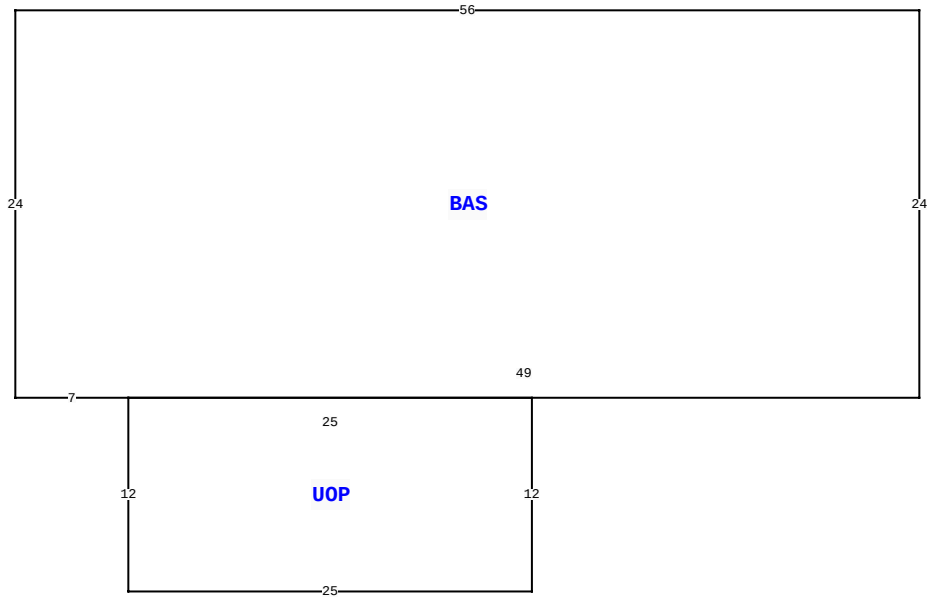
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 6516.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,344 | 100 | | 1,344 | 35,514 |
| UOP | 300 | 25 | | 75 | 1,982 |
| TOTALS | 1,644 | | | 1,419 | 37,496 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,419 | 110.1050 | 66.06 | 93,739 | 1986 | 1986 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2022 Heated Area: 1344 HX Base Yr




845 SW NORRIS AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/10/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 37,496 |
| TOTAL MARKET OB/XF VALUE | 14,529 |
| TOTAL LAND VALUE - MARKET | 47,000 |
| TOTAL MARKET VALUE | 99,025 |
| SOH/AGL Deduction | 2,974 |
| ASSESSED VALUE | 96,051 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 96,051 |
| TOTAL JUST VALUE | 99,025 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 99,025 |

XFOB:1:1: GUER M H

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 10147 | M H | 125 | 09/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1402/0624 | 12/17/2019 | LE | U | I | 14 | 100 |

GRANTOR: EMMA LEE SMITH (ENH L
GRANTEE: JAMES HOWARD SMITH

| | | | | | | |
|---|---|---|---|---|---|---|
| 0588/0737 | 4/01/1986 | WD | Q | V | | 11,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S24 E7 UOP= S12 E25N12 W25$ E49 N24$.

## 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 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 231 | |
| 2 | 0040 | BARN,POLE | 0 | 0 | 24 | 20 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 450 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1995 | 1995 | 3 | 100 | 1,200 | |
| 5 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 6 | 0070 | CARPORT UF | 0 | 0 | 12 | 18 | 1.00 | UT | 0.00 | 0.00 | 100 | 1995 | 1995 | 3 | 100 | 648 | |
| 7 | 0060 | CARPORT F | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,000 | |
| 8 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |
| 9 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,529

| 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 | 0102 | C | SFR/MH | 0 | | A-1 | 0.00 | 0.00 | 4.70 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 47,000 | | | | | | | |

REVIEW DATE 08/13/2019 BY BC Total Acres: 4.70 Total Land Value: 47,000 Market: 0 Agricultural: 0 Common: 47,000 PRINTED 11/18/2025 BY SYS