LOT 6 HOBBS HEIGHTS S/D.

EX 1.01 AC DES IN ORB 978-831.

SMITH STEVEN L
466 SW DEPUTY J DAVIS LN
LAKE CITY, FL 32024

2026

08-4S-16-02816-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

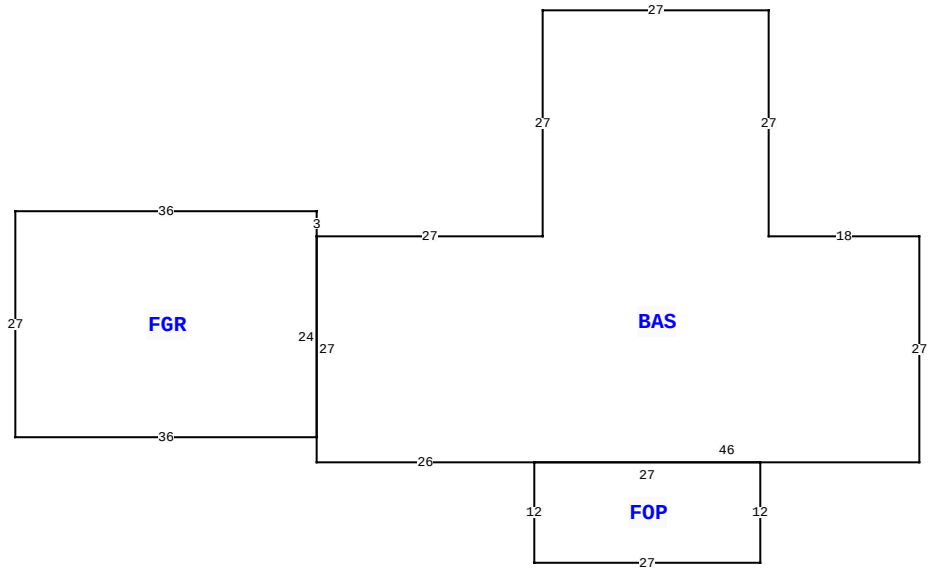
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,673	100		2,673	172,651
FGR	972	55		535	34,556
FOP	324	35		113	7,299
TOTALS	3,969			3,321	214,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	02	3,321	116.7000	95.69	317,786	2001	2000	0	0	0	32.50	67.50

1 SFR/MH CON 100% - 2017 Heated Area: 2673 HX Base Yr 2017



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

296 SW LOUIS GLN, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,506
TOTAL MARKET OB/XF VALUE		18,181
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		277,687
SOH/AGL Deduction		122,056
ASSESSED VALUE		155,631
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,909
TOTAL JUST VALUE		277,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1024/1479	2/27/2003	QC	Q	I	01	100
GRANTOR: CINDY & STEVEN SMITH						
GRANTEE: STEVEN L SMITH						
0638/0701	11/30/1987	WD	Q	V		15,000
GRANTOR: MASTERS LEONARD F &						
GRANTEE: SMITH STEVEN L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N27 W27 S27 W27 FGR= N3 W36 S27 E36 N24$ S27 E26
FOP= S12 E27 N12 W27$ E46 N27$.

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	0021	BARN,FR AE	0	100	27	40	1,080.00	UT	5.00	5.00	100	1994	1994	3	100	5,400	
2	0166	CONC,PAVMT	0	100	18	31	558.00	UT	2.00	2.00	70	1993	1993	3	70	781	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 18,181

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	45,000							

REVIEW DATE 03/04/2024 BY JB Total Acres: 4.17 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/20/2025 BY SYS