LOT 36 THE HUNT PLACE S/D.
420-623, 694-749, WD 1044-2716,

SMITH CRISTAL/SMITH JEFFREY LYNN
692 SW SEVILLE PL
LAKE CITY, FL 32024

2026

08-5S-16-03490-036

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

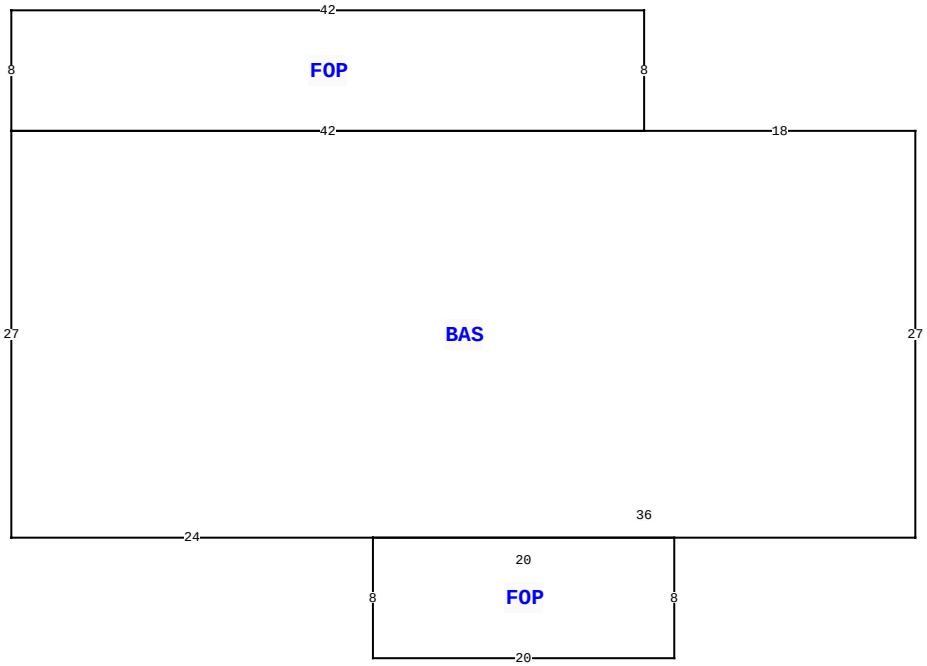
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8516.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	115,465
FOP	160	35		56	3,991
FOP	336	35		118	8,411
TOTALS	2,116			1,794	127,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,794	130.9000	129.59	232,484	2005	2005	0	0	0	45.00	55.00

2 MANUF 2 100% - 2023 Heated Area: 1620 HX Base Yr 2023



692 SW SEVILLE PL, 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		127,866
TOTAL MARKET OB/XF VALUE		41,140
TOTAL LAND VALUE - MARKET		50,200
TOTAL MARKET VALUE		181,881
SOH/AGL Deduction		6,735
ASSESSED VALUE		175,146
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,424
TOTAL JUST VALUE		219,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043410	Storage Building	22,000	12/17/2021
23107	M H	250	05/05/2005
6754	M H	60	01/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/2765	7/06/2021	WD	Q	I	01	205,000
GRANTOR: CONLEY TROY						
GRANTEE: SMITH CRISTAL						
1435/2362	4/22/2021	WD	Q	I	01	175,000
GRANTOR: DEFEO ALBERT III						
GRANTEE: CONLEY TROY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N8 W42 S8 E42$ W42 S27 E24 FOP= S8 E20 N8 W20$ E36 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	0296	SHED METAL	0	100	10	20	200.00	UT	10.00	10.00	100	2005	2005	3	100	2,000	
2	0296	SHED METAL	0	100	10	20	200.00	UT	10.00	10.00	100	2005	2005	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
10	0030	BARN,MT	0	100	0	0	1.00	UT	21,840.00	21,840.00	100	2022	2021		100	21,840	

LAND DESCRIPTION

TOTAL OB/XF 41,140

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	1.18	AC		1.00	1.00	1.00	10,000.00	10,000.00	11,800							
2	6200	A	PASTURE 3	0					3.84	AC		1.00	1.00	1.00	280.00	280.00	1,075							
3	9910	M	MKT.VAL.AG	0					3.84	AC		1.00	1.00	1.00	10,000.00	10,000.00	38,400							

REVIEW DATE 12/29/2021 BY JB Total Acres: 5.02 Total Land Value: 12,875 Market: 38,400 Agricultural: 1,075 Common: 11,800 PRINTED 10/03/2025 BY SYS