

W1/2 LYING N OF CR-240.
ORB 658-53, 658-56, 861-476,
EX 0.85 AC FOR ADDN'T RD R/W

SMITH THOMAS A
161 SW ENDLESS COURT
LAKE CITY, FL 32024

2026

09-5S-16-03498-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	31	VINYL SID 100	0800	02	1,216	92.2590	55.36	67,318	1998	1998		0	0	0	60.00	40.00	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	2 MOBILE HME 0% - 0															Heated Area: 1216												HX Base Yr											
Roof Cover	03	COMP SHNGL 100	16 76 76 16 BAS															BUILDING MARKET VALUE												26,927											
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE												46,490											
Interior Floo	14	CARPET 90																TOTAL LAND VALUE - MARKET												1,104,750											
Interior Floo	08	SHT VINYL 10																TOTAL MARKET VALUE												146,610											
Air Condition	03	CENTRAL 100																SOH/AGL Deduction												0											
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE												146,610											
Bedrooms		3 100																TOTAL EXEMPTION VALUE												0											
Bathrooms		2 100																BASE TAXABLE VALUE												146,610											
Stories	1.	1. 100																TOTAL JUST VALUE												1,178,167											
Architectual	01	CONV 100																NCON VALUE												0											
Units		0 100	INCOME VALUE																																						
Condition Adj	02	02 100	PREVIOUS YEAR MKT VALUE												1,178,167																										
Kitchen Adjus	01	01 100																																							
Quality			03	03																																					
DOR CODE			5000IMPROVED AG																																						
MAP NUM				MKT AREA										01																											
NEIGHBORHOOD/LOC			9516.00					1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,216	100		1,216	26,927																																				
TOTALS			1,216			1,216	26,927																																		
EXTRA FEATURES						8101 SW COUNTY ROAD 240 , LAKE CITY												BLD DATE 11/02/1998 MO LGL DATE 05/16/2023 MLU																							
						XF DATE												LAND DATE																							
						INC DATE												AG 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	0075	CHICKEN HS	0	0480	40			5.63	7	1988	1988	3	7	2,500																											
2	0075	CHICKEN HS	0	0480	40			5.63	7	1988	1988	3	7	2,500																											
3	0075	CHICKEN HS	0	0480	40			5.63	7	1988	1988	3	7	2,500																											
4	0075	CHICKEN HS	0	0480	40			5.63	7	1988	1988	3	7	2,500																											
5	0075	CHICKEN HS	0	0480	40			5.63	7	1988	1988	3	7	2,500																											
6	9945	Well/Sept	0	0	0			1.00	UT	7,000.00			3	100	7,000																										
7	0030	BARN,MT	0	0	25100			2,500.00	UT	3.13			3	29	2,266																										
8	0041	BARN,MACH	0	0100	25			2,500.00	UT	5.00			3	100	12,500																										
9	0294	SHED WOOD/	0	0	1224			288.00	UT	8.00			3	100	2,304																										
10	0040	BARN,POLE	0	0	40124			4,960.00	UT	2.00			3	100	9,920																										
LAND DESCRIPTION						TOTAL OB/XF												46,490																							
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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500																								
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	232.90	AC		1.00	1.00	1.00	281.00	281.00	65,445																								
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.60	AC		1.00	1.00	1.00	280.00	280.00	3,248																								
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	244.50	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,100,250																								
REVIEW DATE 01/10/2025 BY ME Total Acres: 245.50 Total Land Value: 73,193 Market: 1,100,250 Agricultural: 68,693 Common: 4,500 PRINTED 10/02/2025 BY SYS																																									