LOT 2 BLOCK C TROY PINES S/D.
617-672, 640-327, 831-1030, PB 8

SMITH JUSTIN D/SMITH KRISTEN STARR
148 SW SUNSET WAY
LAKE CITY, FL 32024

2026

10-4S-16-02896-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

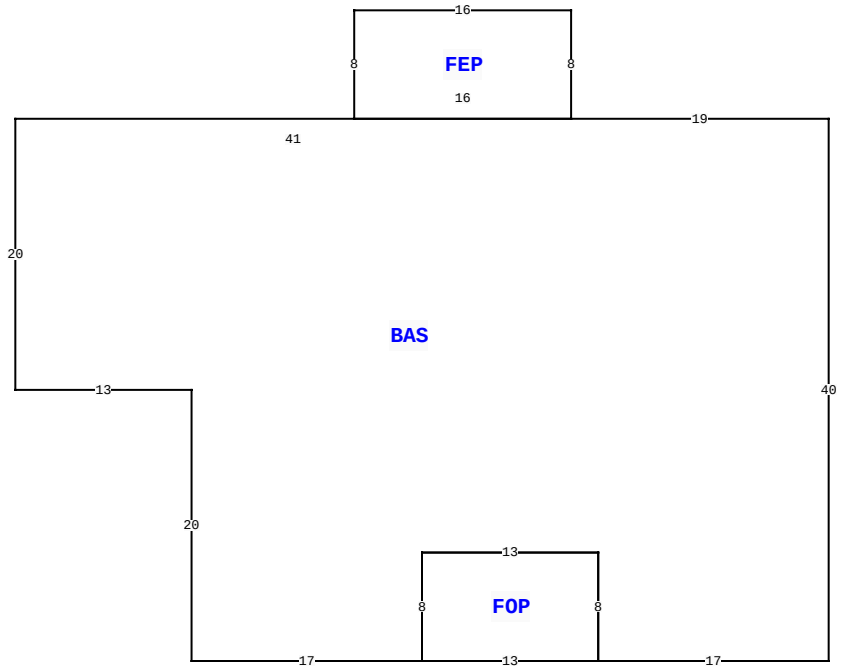
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	06	VINYL ASB 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100		2,036	142,490
FEP	128	80		102	7,138
FOP	104	30		31	2,170
TOTALS	2,268			2,169	151,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,169	96.1380	107.67	233,536	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 2036 HX Base Yr



148 SW SUNSET WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	151,798
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	172,698
SOH/AGL Deduction	0
ASSESSED VALUE	172,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,698
TOTAL JUST VALUE	172,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,698

SALE:2:1: SALE NOT IN LINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1409/2444	4/13/2020	WD	Q	I	01	100,000
GRANTOR: RHONDA LYN DAVIS						
GRANTEE: JUSTIN D & KRISTEN						
1082/2560	5/03/2006	WD	Q	I		91,000
GRANTOR: ROBERT A & MARILYN B						
GRANTEE: RHONDA LYN DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FEP= N8 W16 S8 E16$W41 S20 E13 S20 E17 FOP= E13 N8W13 S8$ N8 E13 S8 E17 N40$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	0100	C	SFR	0		RSF/MM	165.00	243.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/19/2024 BY KS Total Acres: 0.92 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS