

SMITH JERRY ETAL
118 SW DOZIER GLN
LAKE CITY, FL 32024

12-2S-16-01597-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31 VINYL SID 100										0100 01 1,458 49.4505 55.38 80,744 1920 1920 0 0 35.00 65.00										Tax Group: 3 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM 0% - 0 Heated Area: 1344 HX Base Yr										BUILDING MARKET VALUE 52,484									
Roof Cover 01 MINIMUM 100																				TOTAL MARKET OB/XF VALUE 42,350									
Interior Wall 02 WALL BD/WD 100																				TOTAL LAND VALUE - MARKET 170,000									
Interior Floo 09 PINE WOOD 100																				TOTAL MARKET VALUE 110,442									
Air Condition 02 WINDOW 100																				SOH/AGL Deduction 6,732									
Heating Type 02 CONVECTION 100																				ASSESSED VALUE 103,710									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 1 100																				BASE TAXABLE VALUE 103,710									
Frame 01 NONE 100																				TOTAL JUST VALUE 264,834									
Stories 1. 1. 100																				NCON VALUE 0									
Architectual 05 CONV 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 264,834									
Condition Adj 02 02 100																													
Kitchen Adjus 01 01 100																													
Quality 01 01																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 03																													
NEIGHBORHOOD/LOC 12216.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,344 100 1,344 48,380																													
USP 152 35 53 1,908																													
UST 136 45 61 2,196																													
TOTALS 1,632 1,458 52,484																													
EXTRA FEATURES										107 NW CANSA RD, LAKE CITY																			
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 0285 SALVAGE 0 0 0 0 1.00 UT 0.00 0.00 100 0 0 3 100 1,000																													
2 0166 CONC,PAVMT 0 0 0 0 1.00 UT 0.00 0.00 100 0 0 3 100 200																													
3 0040 BARN,POLE 0 0 20 30 600.00 UT 2.50 2.50 70 2003 2003 3 70 1,050																													
4 0294 SHED WOOD/ 0 0 0 0 1.00 UT 0.00 0.00 100 2008 2008 3 100 400																													
5 0296 SHED METAL 0 0 0 0 1.00 UT 0.00 0.00 100 2008 2008 3 100 400																													
6 9945 Well/Sept 0 0 0 0 5.00 UT 7,000.00 7,000.00 100 3 100 35,000																													
7 0070 CARPORT UF 0 0 0 0 1.00 UT 0.00 0.00 100 2008 2008 3 100 400																													
8 0294 SHED WOOD/ 0 0 0 0 1.00 UT 0.00 0.00 100 2008 2008 3 100 300																													
9 0294 SHED WOOD/ 0 0 0 0 1.00 UT 0.00 0.00 100 2013 2013 3 100 200																													
10 0060 CARPORT F 0 0 0 0 1.00 UT 0.00 0.00 100 2013 2013 3 100 1,000																													
LAND DESCRIPTION										TOTAL OB/XF 39,950																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 A-1 0.00 0.00 1.00 AC 1.00 1.00 1.00 5,000.00 5,000.00 5,000																													
2 5600 A TIMBER 3 0 0.00 0.00 18.00 AC 1.00 1.00 1.00 281.00 281.00 5,058																													
3 5200 A CROPLAND 2 0 00 0.00 0.00 15.00 AC 1.00 1.00 1.00 370.00 370.00 5,550																													
4 9910 M MKT.VAL.AG 0 00 0.00 0.00 33.00 AC 1.00 1.00 1.00 5,000.00 5,000.00 165,000																													
REVIEW DATE 04/11/2023 BY kellen										Total Acres: 34.00 Total Land Value: 15,608 Market: 165,000 Agricultural: 10,608 Common: 5,000										PRINTED 11/19/2025 BY SYS									

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