

COMM SE COR, W 666.20 FT, N 660.
FOR POB, N 210 FT, W 246.62 FT,
246.04 FT TO POB.

SIERRA DEBORAH SMITH/MARTINEZ EDWIN MARIANI
164 NE SAW GRASS GLN
LAKE CITY, FL 32055

2026

13-2S-17-04709-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		05
NEIGHBORHOOD/LOC	1217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100		1,605	167,858
FCP	528	25		132	13,805
FOP	28	30		8	837
FSP	200	40		80	8,366
UST	132	45		59	6,170

TOTALS	2,493			1,884	197,036
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
2	0030	BARN,MT	0	100	24	36	864.00	UT 9.00	9.00
3	0252	LEAN-TO W/	0	100	12	36	432.00	UT 1.50	1.50
4	0296	SHED METAL	0	100	36	16	1.00	UT 0.00	0.00
5	0296	SHED METAL	0	100	0	0	1.00	UT 2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	1.19

REVIEW DATE	05/22/2023	BY	ME
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,884	116.7210	130.73	246,295	1999	2005	0	0	20.00	80.00
1 SINGLE FAM 100% - 2024 Heated Area: 1605 HX Base Yr 2024											
164 NE SAW GRASS GLN, LAKE CITY											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						12/07/2022 MLU					

TOTAL OB/XF											
13,424											

TOTAL OB/XF											
13,424											

Market:	0
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		197,036	
TOTAL MARKET OB/XF VALUE		13,424	
TOTAL LAND VALUE - MARKET		5,355	
TOTAL MARKET VALUE		215,815	
SOH/AGL Deduction		17,549	
ASSESSED VALUE		198,266	
TOTAL EXEMPTION VALUE		HX HB WX SX	
BASE TAXABLE VALUE		92,544	
TOTAL JUST VALUE		215,815	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,278	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046871	Roof Replacement	15,425	03/30/2023
15893	SFR	270	08/12/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1514/546	4/18/2024	QC U	I	11	0
GRANTOR: SMITH-SIERRA DEBORAH					
GRANTEE: SIERRA DEBORAH SMIT					
1486/2670	3/20/2023	WD Q	I	01	260,000
GRANTOR: GRIFFIN TERESA K					
GRANTEE: SMITH-SIERRA DEBORA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 FSP= N17 FCP= E16 N22 W24 UST= W6 S22 E6 N22\$ S22 E8\$ W4 S5 W11 S12 E15\$ W16 U2 L2 W5 L2 D2 W13 S34 E25 N2 FOP= E6 N3 W1 N2 W5 S5\$ N5 E5 S2 E8 S5 E11 N34\$.									

OTHER ADJUSTMENTS AND NOTES									

Common:	5,355
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