LOT 5 AMELIA LANDING PHASE 1.
WD 1266-2491, WD 1427-909, WD 14

SMITH DAVID D/SMITH SHELLY A
222 SW BEACON WAY
LAKE CITY, FL 32025

2026

13-4S-16-02951-105

BUILDING CHARACTERISTICS

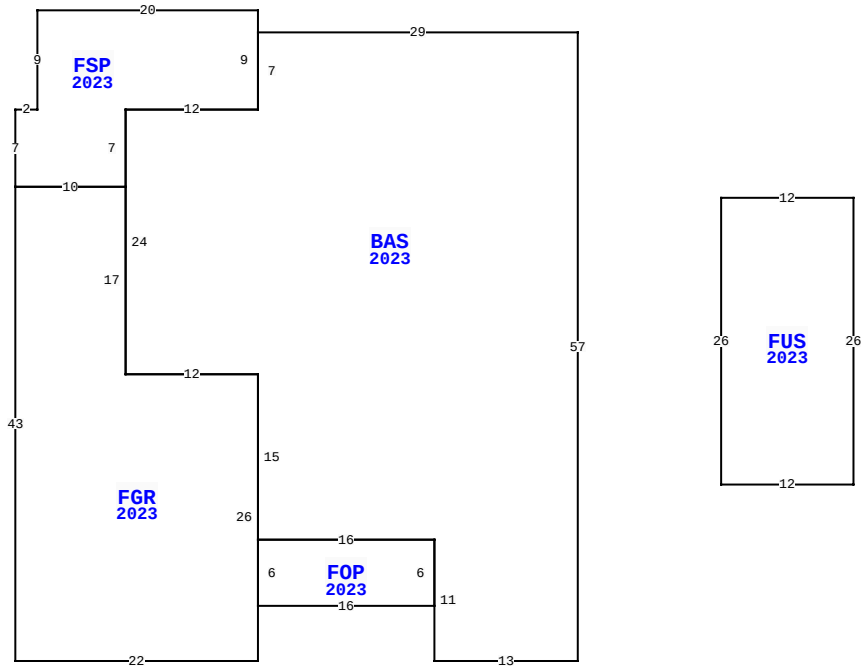
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	13416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,765	100	2023	1,765	243,094
FGR	742	55	2023	408	56,194
FOP	96	30	2023	29	3,994
FSP	250	40	2023	100	13,773
FUS	312	100	2023	312	42,972
TOTALS	3,165			2,614	360,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,614	126.7728	141.99	371,162	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 2077 HX Base Yr 2024



222 SW BEACON WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		360,027
TOTAL MARKET OB/XF VALUE		54,480
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		449,507
SOH/AGL Deduction		102,951
ASSESSED VALUE		346,556
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		295,834
TOTAL JUST VALUE		449,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050245	Electrical Servic	0	07/01/2024
000049407	Electrical Servic	0	03/12/2024
000048354	Storage Building	60,000	10/06/2023
000041908	New Residential C	208,700	05/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/1531	7/10/2023	WD	Q	I	01	433,000
GRANTOR: PFS SOLUTIONS, INC						
GRANTEE: SMITH DAVID D						
1427/909	12/30/2020	WD	Q	V	05	54,000
GRANTOR: DECKER DANIEL B & JEA						
GRANTEE: PFS SOLUTIONS, INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W29 S7 W12 S24 E12 S15 E16 S11 E13 N57 $
FGR=[YR=2023;ORIG=39,24] W10 S43 E22 N26 W12 N17 $
FUS=[YR=2023;ORIG=93,25] E12 S26 W12 N26 $
FSP=[YR=2023;ORIG=51,8] W20 S9 W2 S7 E10 N7 E12 N9 $
FOP=[YR=2023;ORIG=67,56] W16 S6 E16 N6 $
.

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	0166	CONC,PAVMT	0	100	0	0	460.00	UT	3.00	3.00	100	2023	2022		100	1,380	
2	0030	BARN,MT	0	100	40	50	2,000.00	UT	18.00	18.00	100	2025	2024		100	36,000	
3	0166	CONC,PAVMT	0	100	0	0	3,900.00	UT	3.00	3.00	100	2025	2024		100	11,700	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 54,480

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS