LOT 43 ROLLING MEADOWS S/D.
WD 1063-1963, WD 1087-963, CT 11

SMITH TERRELL W/SMITH JESSICA LYNN
279 SW BUTTERCUP DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-543

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

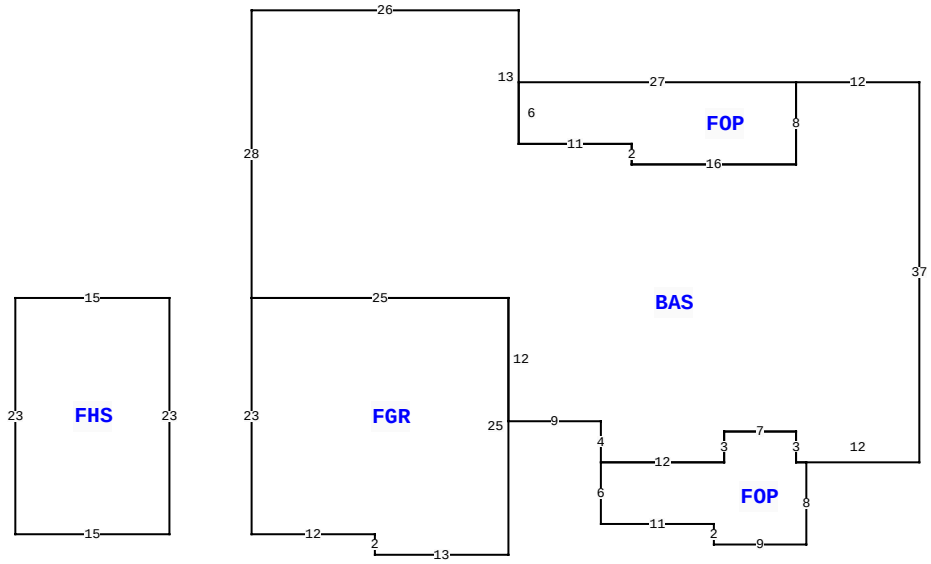
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100		1,936	282,458
FGR	601	55		331	48,293
FHS	345	60		207	30,200
FOP	159	30		48	7,003
FOP	194	30		58	8,462
TOTALS	3,235			2,580	376,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,580	138.5785	155.21	400,442	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 2281 HX Base Yr 2022



279 SW BUTTERCUP DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		376,415
TOTAL MARKET OB/XF VALUE		2,543
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		413,958
SOH/AGL Deduction		66,612
ASSESSED VALUE		347,346
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		296,624
TOTAL JUST VALUE		413,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38972	SFR	0	12/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2798	12/24/2020	WD	Q	I	01	332,900
GRANTOR: SPARKS CONSTRUCTION &						
GRANTEE: SMITH TERRELL W						
1301/1601	8/31/2015	WD	U	V	11	100
GRANTOR: MILLENIA CAPITAL INC						
GRANTEE: SPARKS CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S8 W16 N2 W11 N13 W26 S28 E25 S12 E9 S4 E12 N3 E7 S3 E12 N37 $
FGR=[ORIG=-65,21] S23 E12 S2 E13 N25 W25 $
FHS=[ORIG=-73,21] W15 S23 E15 N23 $
FOP=[ORIG=-12,0] W27 S6 E11 S2 E16 N8 $
FOP=[ORIG=-31,37] S6 E11 S2 E9 N8 W1 N3 W7 S3 W12 $
.

EXTRA FEATURES

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	0166	CONC,PAVMT	0	100	0	0	1,130.00	UT	2.25	2.25	100	2020	2020	3	100	2,543	

LAND DESCRIPTION

TOTAL OB/XF 2,543

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/25/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS