

LOT 13 EASTWOOD UNIT 2, ALSO
COMM AT SW COR OF SAID LOT 13
RUN N 56 DEG E ALONG S LOINE

SMALLWOOD LOUIS D/SMALLWOOD PHYLLIS A
271 SE SANDIA WAY
LAKE CITY, FL 32025

2025

15-4S-17-08360-191



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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		MKT AREA	06
NEIGHBORHOOD/LOC	15417.050	1.00/	

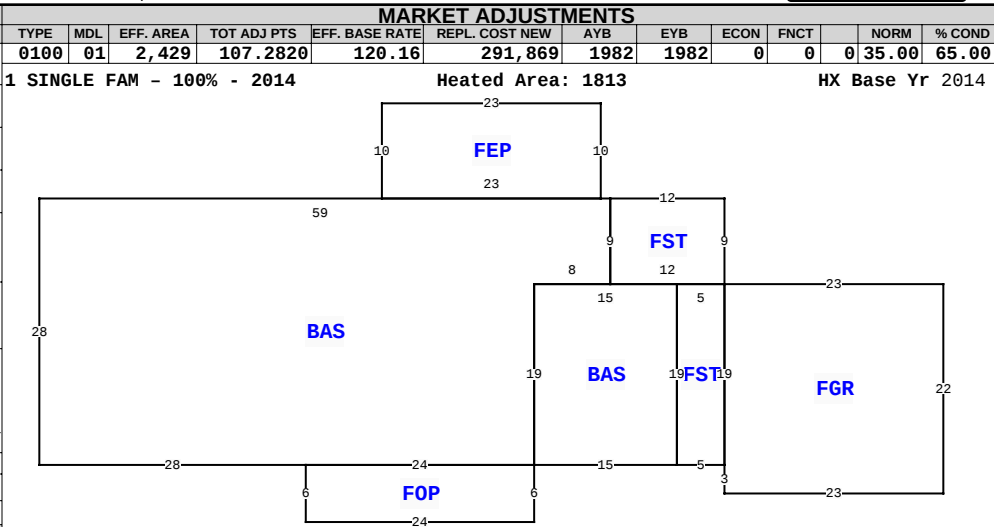
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	285	100		285	22,260
BAS	1,528	100		1,528	119,343
FEP	230	80		184	14,371
FGR	506	55		278	21,713
FOP	144	30		43	3,359
FST	95	55		52	4,061
FST	108	55		59	4,608
TOTALS	2,896			2,429	189,715

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							



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

271 SE SANDIA WAY, LAKE CITY

TOTAL OB/XF																	3,700
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COLUMBIA COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		189,715
TOTAL MARKET OB/XF VALUE		3,700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		211,915
SOH/AGL Deduction		122,814
ASSESSED VALUE		89,101
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,379
TOTAL JUST VALUE		211,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1261/2327	9/23/2013	WD	Q	I	01	115,500
GRANTOR: JENNIFER W & SAMUEL W						
GRANTEE: LOUIS D & PHYLLIS A						
1255/1462	5/17/2013	QC	U	V	11	900
GRANTOR: CITY OF LAKE CITY						
GRANTEE: LINDA L WELLS & JEN						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS= W1 FEP= N10 W23 S10 E23\$ W59 S28 E28 FOP= S6 E24 N6 W24\$ E24 BAS= E15 FST= E5FGR= S3 E23 N22 W23 S19\$ N19 W5 S19\$ N19 W15 S19\$ N19 E8 FST= E12 N9 W12 S9\$ N9\$.