BEG SW COR OF NW1/4 OF NE1/4, N
372.94 FT, S 202.53 FT, E 669.94
FT, W 1060.45 FT TO POB. EX 5.09

SMITHEY BRYAN B/SMITHEY ROBIN L
1490 NW BROWN RD
LAKE CITY, FL 32055

2026

19-3S-16-02181-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	19316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3564 NW BROWN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	33,300
TOTAL LAND VALUE - MARKET	91,170
TOTAL MARKET VALUE	36,136
SOH/AGL Deduction	0
ASSESSED VALUE	36,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,136
TOTAL JUST VALUE	124,470
NCON VALUE	33,300
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051574	New Residential C	502,000	11/20/2024
000051245	Storage Building	50,000	10/24/2024
000051171	Right-of-Way Acce		10/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1553/2185	11/05/2025	LE	U	I	14	100
GRANTOR: SMITHEY BRYAN B						
GRANTEE: SMITHEY BRYAN B (EN						
1495/252	7/19/2023	WD	Q	V	01	160,000
GRANTOR: LANG VICTORIA S						
GRANTEE: SMITHEY BRYAN B						

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	30	70	2,100.00	UT	15.00	15.00	100	2026	2025		100	31,500	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 33,300

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	6200	A	PASTURE 3	0					10.13	AC		1.00	1.00	1.00	280.00	280.00	2,836							
2	9910	M	MKT.VAL.AG	0					10.13	AC		1.00	1.00	1.00	9,000.00	9,000.00	91,170							

REVIEW DATE 04/24/2025 BY JB Total Acres: 10.13 Total Land Value: 2,836 Market: 91,170 Agricultural: 2,836 Common: 0 PRINTED 11/21/2025 BY SYS