COMM AT SE COR OF W1/2 OF THE
SW1/4 OF SEC, RUN N 1011.69 FT
TO POB: THENCE RUN N 67 DEG W

SMITH WILLIAM S
596 NE FROGS GLN
LAKE CITY, FL 32055-6816

2026

21-2S-17-04756-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

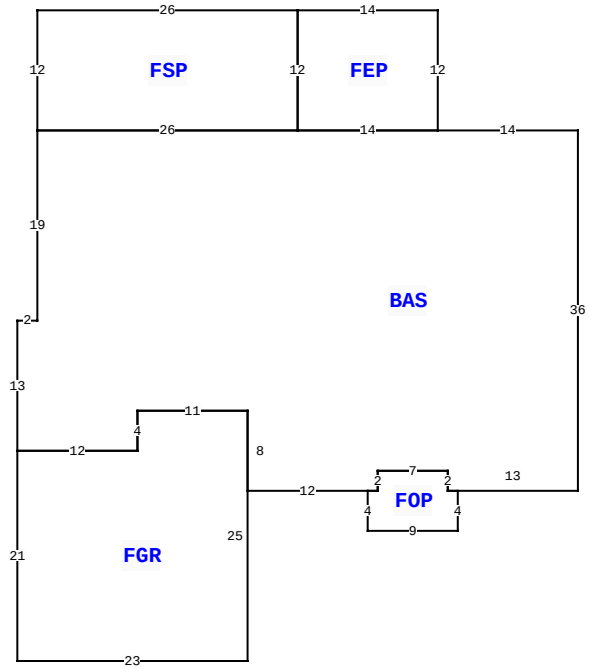
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	21217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100		1,828	195,396
FEP	168	80		134	14,324
FGR	527	55		290	30,998
FOP	50	30		15	1,603
FSP	312	40		125	13,361
TOTALS	2,885			2,392	255,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,392	119.0000	133.28	318,806	2007	2007	0	0	0	19.80	80.20

1 SINGLE FAM 100% - 2008 Heated Area: 1828 HX Base Yr 2008



596 NE FROGS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		255,682
TOTAL MARKET OB/XF VALUE		20,940
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		284,742
SOH/AGL Deduction		80,770
ASSESSED VALUE		203,972
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,250
TOTAL JUST VALUE		311,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050658	Roof Replacement	4,800	08/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N12 W14 S12 E14$ W14 FSP= N12 W26 S12 E26$ W26S19 W2 S13 FGR= S21 E23 N25 W11 S4 W12 $ E12 N4 E11 S8 E12 FOP= S4 E9 N4 W1 N2 W7 S2 W1$ E1 N2 E7 S2 E13 N36$.

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	60	30	1,800.00	UT	10.00	10.00	100	2005	2005	3	100	18,000	
2	0166	CONC,PAVMT	0	100	0	0	880.00	UT	3.00	3.00	100	2007	2007	3	100	2,640	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 20,940

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,000							

REVIEW DATE 09/09/2024 BY JS Total Acres: 5.00 Total Land Value: 8,120 Market: 28,000 Agricultural: 1,120 Common: 7,000 PRINTED 11/14/2025 BY SYS