AKA LOT C VILLA DIEGO RAY UNR:
COMM NE COR OF SE1/4 OF SW1/4,
RUN S 521.88 FT FOR POB,

SMITHEY SARAH ANN
231 SW VILLA CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-001

BUILDING CHARACTERISTICS

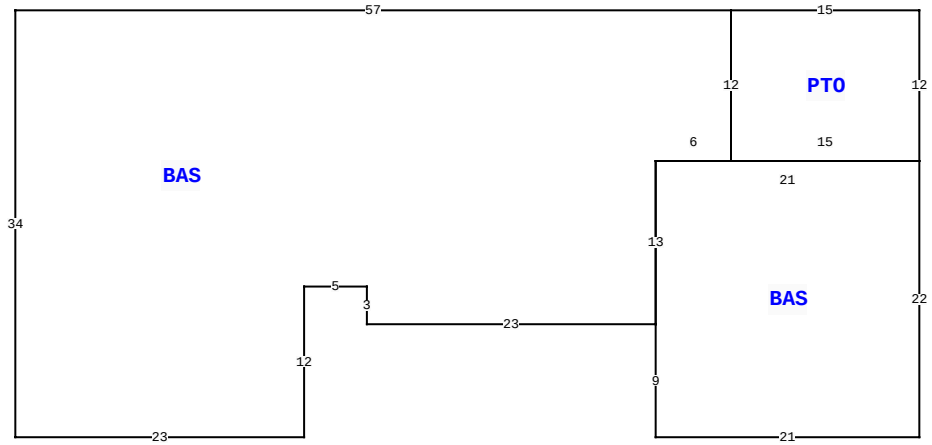
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	21416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100		462	36,793
BAS	1,539	100		1,539	122,563
PTO	180	5		9	717
TOTALS	2,181			2,010	160,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,010	109.3950	122.52	246,265	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 2001 HX Base Yr 2020



231 SW VILLA CT, LAKE CITY

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

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	0210	GARAGE U	0	100	18	24	432.00	UT	5.44	5.44	100	0	0	3	100	2,350	
2	0210	GARAGE U	0	100	18	20	960.00	UT	18.00	18.00	75	2007	2007	3	75	12,960	
3	0296	SHED METAL	0	100	10	16	160.00	UT	12.00	12.00	100	2007	2007	3	100	1,920	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		160,072
TOTAL MARKET OB/XF VALUE		18,530
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		213,602
SOH/AGL Deduction		63,282
ASSESSED VALUE		150,320
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,598
TOTAL JUST VALUE		213,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/0202	11/22/2019	WD	Q	I	01	120,000
GRANTOR: RUSSEL A HEUER						
GRANTEE: SARAH ANN SMITHEY						
1387/2434	6/25/2019	LE	U	I	14	100
GRANTOR: STEVEN HEUER (LIFE ES						
GRANTEE: RUSSEL A HEUER (RMD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S34 E23 N12 E5 S3 E23 BAS= S9 E21 N22 W21 S13 $ N13 E6PTO= E15 N12 W15 S12$ N12$.

LAND DESCRIPTION

TOTAL OB/XF 18,530

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS