

COMM SE COR OF NE1/4 OF NW1/4, R
POB, CONT W 651.45 FT, N 1337.86
FT, S 630 FT, E 210 FT, S 711.91

SMITH LUCY C
544 SW TUNSIL ST
LAKE CITY, FL 32024

2026

23-4S-16-03096-003



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	06	VINYL ASB 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			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality		05 05			
DOR CODE		5000 IMPROVED AG			
MAP NUM			MKT AREA	06	
NEIGHBORHOOD/LOC		23416.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100		1,630	135,246
FEP	260	80		208	17,258
FGR	308	55		169	14,022
FOP	92	30		28	2,323
TOTALS	2,290			2,035	168,849

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0
2	0296	SHED METAL	0 100	12	16	1.00	UT	0.00	0.00	100	0
3	0031	BARN,MT AE	0 100	22	22	484.00	UT	4.00	4.00	100	0
4	0040	BARN,POLE	0 100	20	30	600.00	UT	2.50	2.50	50	1993
5	0296	SHED METAL	0 100	14	18	252.00	UT	2.00	2.00	50	1993
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2009
7	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2009
8	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2009
9	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2009
10	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.00	AC	
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,035	113.9750	127.65	259,768	1983	1983	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1630 HX Base Yr													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/09/2025 MLU													

TOTAL OB/XF													
5,088													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.00	AC		1.00	1.00
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.00	AC		1.00	1.00

TOTAL OB/XF													
5,088													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.00	AC		1.00	1.00
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.00	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		168,849	
TOTAL MARKET OB/XF VALUE		5,088	
TOTAL LAND VALUE - MARKET		116,500	
TOTAL MARKET VALUE		182,917	
SOH/AGL Deduction		75,970	
ASSESSED VALUE		106,947	
TOTAL EXEMPTION VALUE		HX HB 98 106,947	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		290,437	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		290,437	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33250	REMODEL	280	08/06/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1498/810	7/25/2023	LE U	I	I	14	100	
GRANTOR: SMITH LUCY C (ENH LE)							
GRANTEE: COOKS TALLEY (RMDR)							
1495/1708	7/25/2023	LE U	I	I	14	100	
GRANTOR: SMITH LUCY C							
GRANTEE: SMITH MICHAEL							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W18 FEP= N13 W20 S13 E20\$ W52 S29 E25 FOP= E23 N4 W23 S4\$ N4 E23 FGR= S4 E22 N14 W22 S10\$ N10 E22 N15\$.													