NE1/4 OF SW1/4 AS LIES NW OF SR-
638-676, 760-1607, 844-2328, WD

ELLIS MARK D
120 SW SMITH LANE
LAKE CITY, FL 32024

**2026**

**36-4S-16-03323-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 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 | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |

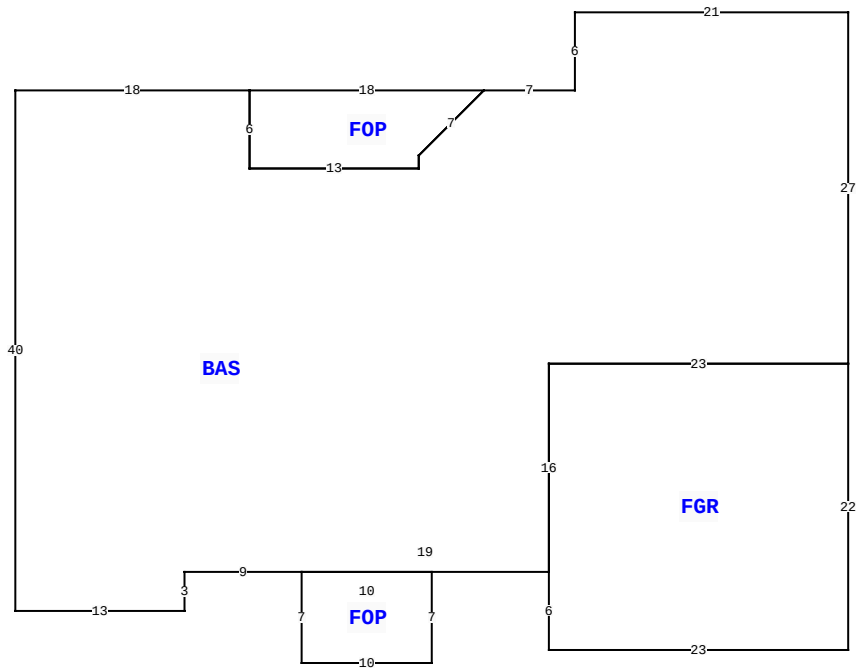
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 36416.010 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,075 | 100 | | 2,075 | 229,298 |
| FGR | 506 | 55 | | 278 | 30,721 |
| FOP | 70 | 30 | | 21 | 2,321 |
| FOP | 91 | 30 | | 27 | 2,984 |
| TOTALS | 2,742 | | | 2,401 | 265,322 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,401 | 131.5512 | 147.34 | 353,763 | 2000 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

2 SINGLE FAM 100% - 2017 Heated Area: 2075 HX Base Yr 2017




120 SW SMITH LN, 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 | | 265,322 |
| TOTAL MARKET OB/XF VALUE | | 27,502 |
| TOTAL LAND VALUE - MARKET | | 34,200 |
| TOTAL MARKET VALUE | | 327,024 |
| SOH/AGL Deduction | | 85,596 |
| ASSESSED VALUE | | 241,428 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 185,706 |
| TOTAL JUST VALUE | | 327,024 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 330,562 |

SALE:2:1: MH MOVED TO O'BRIEN MAY 5, 1992 - TELEPH

PRMT:1:1: UTILITY POLE

SALE:1:1: FAMILY SALE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 36447 | STORAGE | 181 | 03/15/2018 |
| 16163 | SFR | 330 | 10/22/1999 |
| 12035 | M H | 125 | 01/13/1997 |
| 6901 | PUMP/UTPOL | 25 | 03/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1485/2365 | 2/02/2023 | QC | U | I | 11 | 100 |
| GRANTOR: ELLIS KERRI ANN AKA K | | | | | | |
| GRANTEE: ELLIS MARK D | | | | | | |
| 1327/0699 | 12/12/2016 | WD | Q | I | 01 | 233,000 |
| GRANTOR: JOEL R & LAURA PHINNE | | | | | | |
| GRANTEE: MARK D & KERRI A EL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W21 S6 W7 FOP= W18 S6 E13 N1 U5 R5 $ L5 D5 S1 W13 N6 W18 S40 E13 N3 E9 FOP= S7 E10 N7 W10$ E19 FGR= S6 E23 N22 W23 S16$ N16 E23 N27$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2000 | 2000 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 398.00 | UT | 1.50 | 1.50 | 100 | 1993 | 1993 | 3 | 100 | 597 | |
| 3 | 0258 | PATIO | 0 | 100 | 18 | 32 | 576.00 | UT | 2.25 | 2.25 | 100 | 2009 | 2009 | 3 | 100 | 1,296 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 160.00 | UT | 10.50 | 10.50 | 100 | 2009 | 2009 | 3 | 100 | 1,680 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 4,946.00 | UT | 2.25 | 2.25 | 100 | 2009 | 2009 | 3 | 100 | 11,129 | |
| 6 | 0031 | BARN,MT AE | 0 | 100 | 30 | 40 | 1,200.00 | UT | 9.00 | 9.00 | 100 | 2018 | 2018 | 3 | 100 | 10,800 | |
| 7 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 27,502

| 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 | 1.90 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 34,200 | | | | | | | |

REVIEW DATE 07/31/2019 BY BC Total Acres: 1.90 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 11/10/2025 BY SYS