COMM NE COR OF NW1/4 OF SW1/4,
RUN W 293.60 FT, S 6 DEG W
478.89 FT FOR POB, CONT S 6 DG

KAUTZ MICHAEL L/KAUTZ ROBIN
356 SW SMITH LN
LAKE CITY, FL 32024

2026

36-4S-16-03338-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

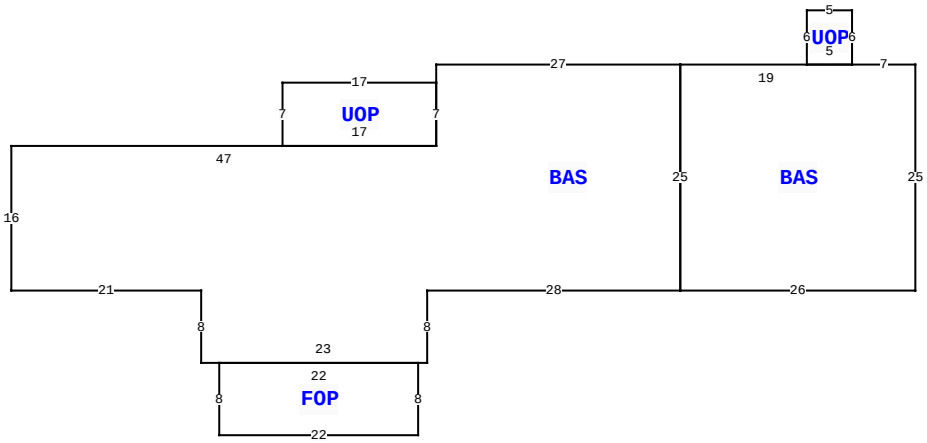
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	03	03
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	650	100		650	44,409
BAS	1,627	100		1,627	111,159
FOP	176	30		53	3,621
UOP	30	20		6	410
UOP	119	20		24	1,640
TOTALS	2,602			2,360	161,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,360	93.8475	105.11	248,060	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2277 HX Base Yr



5828 SW STATE ROAD 47 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	161,239
TOTAL MARKET OB/XF VALUE	19,359
TOTAL LAND VALUE - MARKET	62,730
TOTAL MARKET VALUE	243,328
SOH/AGL Deduction	71
ASSESSED VALUE	243,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,257
TOTAL JUST VALUE	243,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,328

XFOB:9:1: VAGA MH

BLDG:2:1: VAGA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53493	Roof Replacement	18,200	06/30/2025
38148	M H	548	05/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/1518	3/18/2019	QC	U	I	11	100
GRANTOR: MICHAEL L KAUTZ						
GRANTEE: MICHAEL L & ROBIN K						
0926/2927	5/10/2001	WD	Q	I		84,900
GRANTOR: S HITSON						
GRANTEE: MICHAEL & JOAN KAUT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 UOP= N6 W5 S6 E5$ W19 BAS= W27 S2 UOP= W17 S7 E17 N7$ S7 W47 S16 E21 S8 E2 FOP= S8 E22 N8 W22$ E23 N8 E28 N25$ S25 E26N25$.

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	0020	BARN,FR	0	0	12	23	1.00	UT	0.00	0.00	100	0	0	3	100	789	
2	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	100	0	0	3	100	350	
3	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0200	GARAGE F	0	0	30	24	720.00	UT	10.50	10.50	50	0	0	3	50	3,780	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	440	

LAND DESCRIPTION

TOTAL OB/XF 19,359

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	0		A-1	0.00	0.00	6.97	AC		1.00	1.00	1.00	9,000.00	9,000.00	62,730							

REVIEW DATE 08/12/2025 BY chuck Total Acres: 6.97 Total Land Value: 62,730 Market: 0 Agricultural: 0 Common: 62,730 PRINTED 11/11/2025 BY SYS