

LOTS 24 & 25 UNIT 2 THREE RIVERS
540-325, 619-630, WD 1243-1626,

SMITH STEPHEN A/SMITH GEORGIA H
P O BOX 1792
LAKE CITY, FL 32056

2026

00-00-00-00583-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.02	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	
TOTALS	1,836		1,836
			119,513

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	PILING	0%	- 0								Heated Area: 1836 HX Base Yr	
TOTALS													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			119,513
TOTAL MARKET OB/XF VALUE			9,488
TOTAL LAND VALUE - MARKET			91,500
TOTAL MARKET VALUE			220,501
SOH/AGL Deduction			5,075
ASSESSED VALUE			215,426
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			215,426
TOTAL JUST VALUE			220,501
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33727	MAINT/ALTR	60	01/28/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/1626	10/24/2012	WD	U	V	30	100
GRANTOR: STEPHEN A SMITH						
GRANTEE: SMITH STEPHEN A & G						
0649/0364	4/13/1988	WD	Q	V		12,500
GRANTOR: BROWN CHALKER W &						
GRANTEE: SMITH STEPHEN A						

EXTRA FEATURES														884 SW MANATEE TER, FORT WHITE		
L N	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	0166	CONC,PAVMT	0	0	12	36		1.50	1.50	100	1993	1993	3	100	648	
2	0080	DECKING	0	0	0	0		0.00	0.00	100	2015	2015	3	100	300	
3	0166	CONC,PAVMT	0	0	0	0		5.00	5.00	100	2015	2015	3	100	8,540	
														TOTAL OB/XF 9,488		

BUILDING NOTES			
884 SW MANATEE TER, FORT WHITE			

BUILDING DIMENSIONS			
BAS= W51 S36 E51 N36\$.			

LAND DESCRIPTION														TOTAL OB/XF 9,488										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	100.00	FF		1.00	1.00	0.90	750.00	675.00	67,500							
2	0020	C	VAC/WATER	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	0.32	750.00	240.00	24,000							