W DIV: BEG NW COR, E 96 FT, S 10
105 FT TO POB. BLOCK F.

SMITH SAMUEL
451 NW MADISON
LAKE CITY, FL 32055

2027

00-00-00-12310-000

BUILDING CHARACTERISTICS

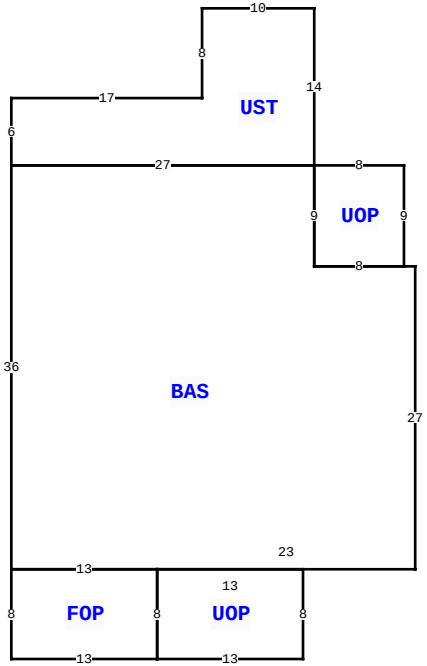
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100		1,215	78,809
FOP	104	30		31	2,010
UOP	72	20		14	908
UOP	104	20		21	1,362
UST	242	45		109	7,070
TOTALS	1,737			1,390	90,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,390	90.7200	99.79	138,708	1918	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1215 HX Base Yr



452 NW DESOTO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0166	CONC,PAVMT	0	0	14	22	308.00	UT	1.50	1.50	100	1990	1990	3	100	462	
2	0296	SHED METAL	0	0	10	12	120.00	UT	4.50	4.50	100	1990	1990	3	100	540	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	120,312
TOTAL MARKET OB/XF VALUE	1,002
TOTAL LAND VALUE - MARKET	13,260
TOTAL MARKET VALUE	134,574
SOH/AGL Deduction	0
ASSESSED VALUE	134,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,574
TOTAL JUST VALUE	134,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/920	12/16/2022	WD	Q	I	05	400,000
GRANTOR: BART THOMAS A						
GRANTEE: SMITH SAMUEL						
1481/915	12/05/2022	WD	U	I	11	100
GRANTOR: SOMERS DAVID						
GRANTEE: BART THOMAS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 UOP= N9 W8 S9 E8 $ W8N9 UST= N14 W10 S8 W17 S6 E27$
W27 S36 FOP= S8 E13 N8 W13$ E13 UOP= S8 E13 N8 W13$ E23N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,002

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			0.00	0.00	10,400.00	SF		1.00	1.00	0.85	1.50	1.28	13,260							

REVIEW DATE 09/06/2016 BY DF Total Acres: 0.24 Total Land Value: 13,260 Market: 0 Agricultural: 0 Common: 13,260 PRINTED 11/17/2026 BY SYS

W DIV: BEG NW COR, E 96 FT, S 10
105 FT TO POB. BLOCK F.

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LAKE CITY, FL 32055

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BUILDING CHARACTERISTICS

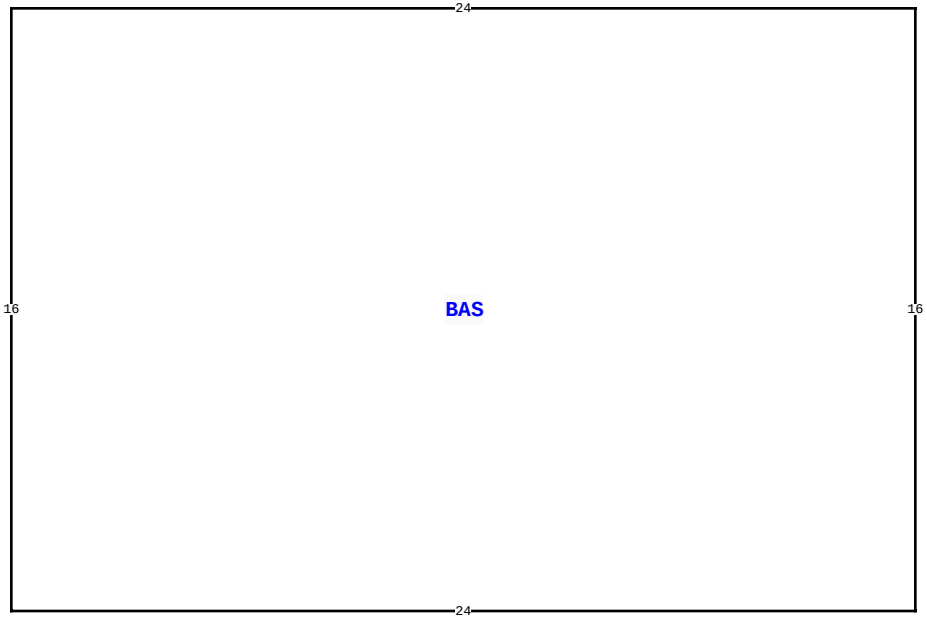
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Bathrooms		1 100
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Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	30,152
TOTALS	384			384	30,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	384	109.8160	120.80	46,387	1986	1986	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2023 Heated Area: 384 HX Base Yr



452 NW DESOTO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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

COLUMBIA COUNTY PROPERTY

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,765

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1481/915	12/05/2022	WD	U	I	11	100
GRANTOR: SOMERS DAVID						
GRANTEE: BART THOMAS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S16 E24 N16$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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