W DIV: BEG AT SW COR OF BLOCK F, FT, W 68 FT, S 105 FT TO POB.

SMITH SAMUEL
451 NW MADISON
LAKE CITY, FL 32055

2027

00-00-00-12311-000

BUILDING CHARACTERISTICS

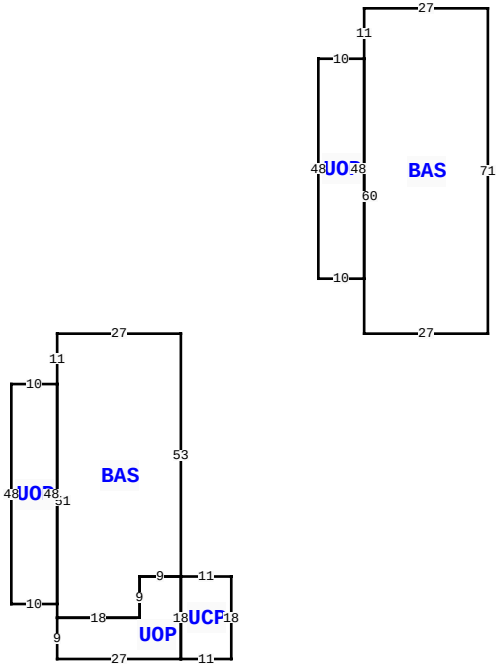
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		5 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	1,593	100		1,593	38,248
BAS	1,917	100		1,917	46,027
UCP	198	20		40	961
UOP	324	20		65	1,561
UOP	480	20		96	2,305
UOP	480	20		96	2,305
TOTALS	4,992			3,807	91,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	3,807	76.2200	48.02	182,812	1935	1945	0	0	0	50.00	50.00

1 M/FAM LOW 0% - 2023 Heated Area: 3510 HX Base Yr



451 NW MADISON 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	91,406
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	11,714
TOTAL MARKET VALUE	103,220
SOH/AGL Deduction	0
ASSESSED VALUE	103,220
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,220
TOTAL JUST VALUE	103,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,220

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= W27 S11 UOP= W10 S48 E10 N48$ S51 UOP= S9 E27 N18 W9 S9 W18$ E18 N9 E9 UCP= S18E11 N18 W11$ N53$ PTR=E40 BAS= E27 N71 W27 S11 UOP= W10 S48 E10 N48$ S60$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 100

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		*RSF-1	105.00	105.00	11,025.00	SF		1.00	1.00	0.85	1.25	1.06	11,714							

REVIEW DATE 09/06/2016 BY DF Total Acres: 0.25 Total Land Value: 11,714 Market: 0 Agricultural: 0 Common: 11,714 PRINTED 11/16/2026 BY SYS