W DIV: BEG 105 FT W OF SE COR, N FT, S 10 FT, E 5 FT, S 105 FT, E BLOCK F.

SMITH SAMUEL
451 NW MADISON
LAKE CITY, FL 32055

**2027**

**00-00-00-12313-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 03 | BELOW AVG. 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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

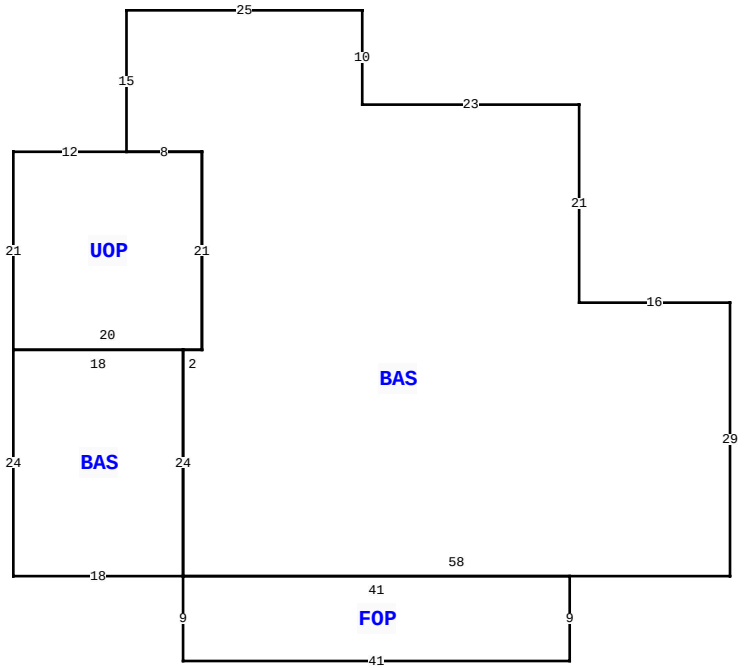
NEIGHBORHOOD/LOC 840317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 432 | 100 | | 432 | 24,295 |
| BAS | 2,802 | 100 | | 2,802 | 157,579 |
| FOP | 369 | 30 | | 111 | 6,243 |
| UOP | 420 | 20 | | 84 | 4,724 |
| TOTALS | 4,023 | | | 3,429 | 192,840 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,429 | 78.6573 | 86.52 | 296,677 | 1918 | 1980 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 3234 HX Base Yr




413 NW MADISON ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 192,840 |
| TOTAL MARKET OB/XF VALUE | 300 |
| TOTAL LAND VALUE - MARKET | 14,750 |
| TOTAL MARKET VALUE | 207,890 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 207,890 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 207,890 |
| TOTAL JUST VALUE | 207,890 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 211,412 |

| 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= W25 S15 UOP= W12 S21 E20 N21 W8$ E8 S21 W2 BAS= W18 S24 E18 N24$ S24 FOP= S9 E41 N9 W41$ E58 N29 W16 N21 W23 N10$.

## 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 | 1970 | 1970 | 3 | 100 | 200 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2003 | 2003 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 300

| 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-3 | 0.00 | 0.00 | 11,800.00 | SF | | 1.00 | 1.00 | 1.00 | 1.25 | 1.25 | 14,750 | | | | | | | |

REVIEW DATE 09/06/2016 BY DF Total Acres: 0.27 Total Land Value: 14,750 Market: 0 Agricultural: 0 Common: 14,750 PRINTED 11/16/2026 BY SYS