C DIV: BEG 63.25 FT S OF NE COR, S 54.75 FT, W 103 FT, N 22 FT, E N 32.75 FT, E 81 FT TO POB, BLOC

CURTIS KENNETH/CURTIS JUDY SMITH
256 SE HERNANDO AVE
LAKE CITY, FL 32025

2027

00-00-00-12780-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

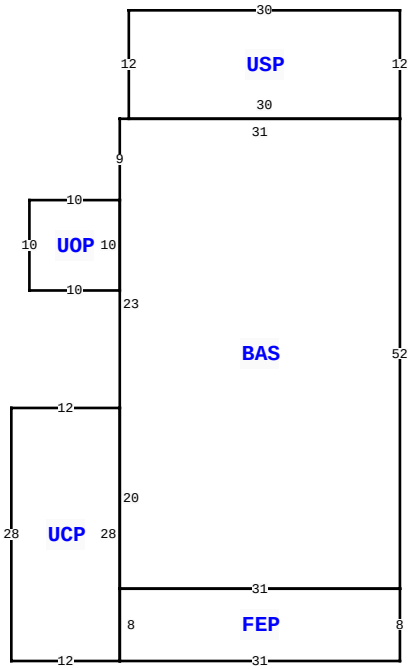
NEIGHBORHOOD/LOC 850317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	88,832
FEP	248	80		198	10,911
UCP	336	20		67	3,692
UOP	100	20		20	1,102
USP	360	35		126	6,943
TOTALS	2,656			2,023	111,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	77.0715	84.78	171,510	1942	1942	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1612 HX Base Yr 2015



256 SE HERNANDO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		111,482
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		8,609
TOTAL MARKET VALUE		120,191
SOH/AGL Deduction		47,169
ASSESSED VALUE		73,022
TOTAL EXEMPTION VALUE	HX HB	48,022
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1274/0022	5/02/2014	WD	Q	I	01	65,000
GRANTOR: MARCELLO PROPERTIES I						
GRANTEE: KENNETH SMITH & JUD						
1255/0473	5/22/2013	WD	U	I	11	100
GRANTOR: JENNIFER SOLLENBERGER						
GRANTEE: MARCELLO PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

USP= N12 W30 S12 E30$ BAS= W31S9UOP= W10 S10 E10 N10$ S23
UCP= W12 S28 E12 N28$ S20FEP= S8 E31 N8 W31$ E31 N52$.

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	100		RO	22.00	103.00	2,266.00	SF		1.00	1.00	1.00	1.75	1.75	3,966							
2	0100	C	SFR	100		RO	33.00	81.00	2,653.00	SF		1.00	1.00	1.00	1.75	1.75	4,643							

REVIEW DATE 11/07/2016 BY DF Total Acres: 0.11 Total Land Value: 8,609 Market: 0 Agricultural: 0 Common: 8,609 PRINTED 11/17/2026 BY SYS