

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

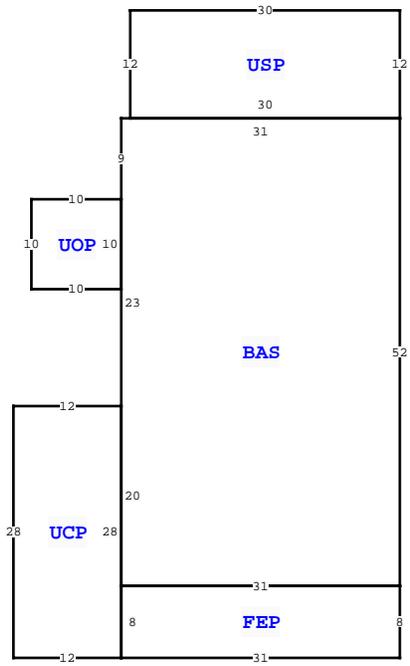
CURTIS KENNETH/CURTIS JUDY SMITH  
256 SE HERNANDO AVE  
LAKE CITY, FL 32025

**2026**

00-00-00-12780-000

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
03	PLASTER 100				
14	CARPET 90				
06	VINYL ASB 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	1 100				
01	NONE 100				
1.	1. 100				
05	CONV 100				
	0 100				
02	02 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MKT AREA		06		
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	92,060
FEP	248	80		198	11,307
UCP	336	20		67	3,827
UOP	100	20		20	1,142
USP	360	35		126	7,196
TOTALS	2,656			2,023	115,532

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	87.86	177,741	1942	1942	0	0	35.00	65.00
1 SINGLE FAM 100% - 2015 Heated Area: 1612 HX Base Yr 2015											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			115,532
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			8,609
TOTAL MARKET VALUE			124,241
SOH/AGL Deduction			53,346
ASSESSED VALUE			70,895
TOTAL EXEMPTION VALUE	HX HB		45,895
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			124,241
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	Q	I	01	65,000
GRANTOR: MARCELLO PROPERTIES I						
GRANTEE: KENNETH SMITH & JUD						
1255/0473	5/22/2013	WD U	U	I	11	100
GRANTOR: JENNIFER SOLLENBERGER						
GRANTEE: MARCELLO PROPERTIES						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

EXTRA FEATURES																
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	0169	FENCE/WOOD	0	100	0	0			0.00	100	2011	2011	3	100	100	

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														
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	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							