COMM SE COR OF NW1/4 OF SW1/4, E
FOR POB, CONT N 672 FT, W 324.54
324.54 FT TO POB. EX COMM SE COR

CRUZ VICTOR JR/CRUZ ALEXANDRA R
103 SW PLACID LN
LAKE CITY, FL 32024

2027

01-4S-15-00312-006

BUILDING CHARACTERISTICS

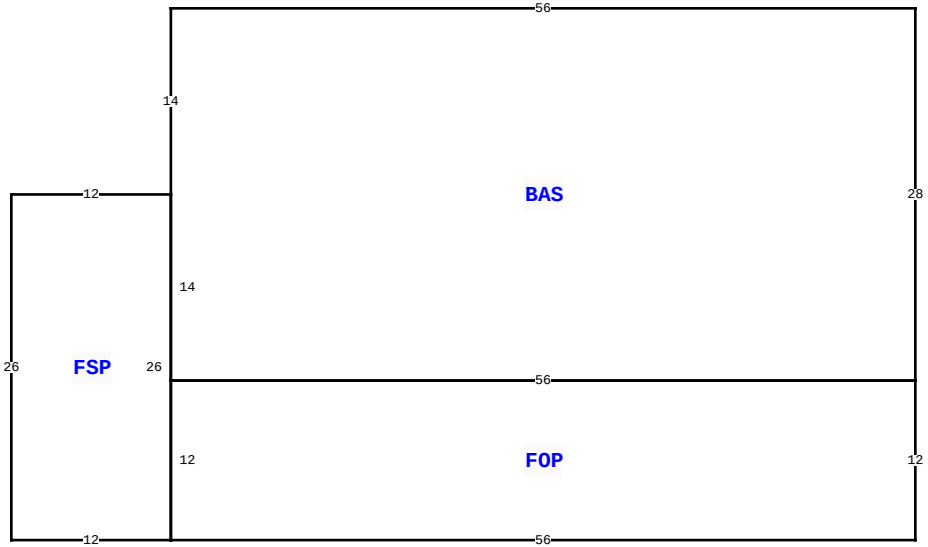
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	101,522
FOP	672	30		202	13,079
FSP	312	40		125	8,093
TOTALS	2,552			1,895	122,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,895	90.5580	99.61	188,761	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1568 HX Base Yr 2026



103 SW PLACID LN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,695
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		44,110
TOTAL MARKET VALUE		175,705
SOH/AGL Deduction		85,553
ASSESSED VALUE		90,152
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		33,741
TOTAL JUST VALUE		175,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046631	Roof Replacement	16,800	03/02/2023
15072	M H	125	02/12/1999
12820	SFR	125	07/28/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/669	8/14/2025	WD	Q	I	05	260,000
GRANTOR: SMITH LEE ANN						
GRANTEE: CRUZ VICTOR JR						
1487/1701	4/04/2023	WD	U	I	11	100
GRANTOR: GARDNER FRANCES LYNN						
GRANTEE: SMITH LEE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14FSP= W12 S26 E12 N26$ S14 FOP= S12 E56 N12 W56$ E56 N28$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
8	0060	CARPORT F	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2024	2023		100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,110							

REVIEW DATE 12/16/2025 BY TP Total Acres: 4.01 Total Land Value: 44,110 Market: 0 Agricultural: 0 Common: 44,110 PRINTED 11/17/2026 BY SYS