

COMM NE COR OF SW1/4, RUN S
420 FT, E 160.04 FT, SW 553.46
FT FOR POB, CONT SW 220.82 FT,

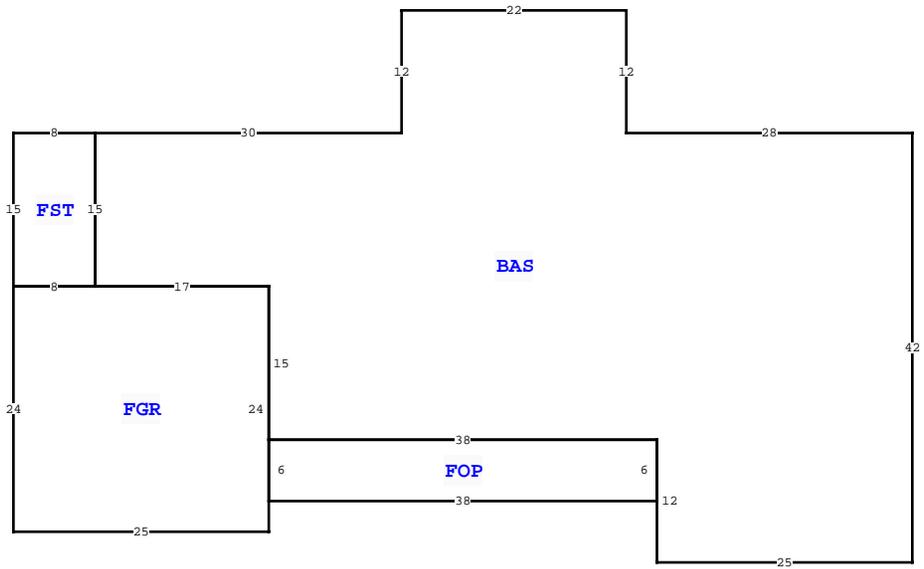
SMITH JOHNNY RAY/SMITH NARRAGANSETT C
396 NW OOSTERHOUDT LANE
LAKE CITY, FL 32055

2026

02-3S-16-01945-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2316.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,709	100	
FGR	600	55	
FOP	228	30	
FST	120	55	
TOTALS	3,657		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,173	108.7750	124.00	393,452	1987	1987	0	0	35.00	65.00
1 SINGLE FAM 100% - 0										Heated Area: 2709	HX Base Yr



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	255,744			
TOTAL MARKET OB/XF VALUE	26,753			
TOTAL LAND VALUE - MARKET	52,810			
TOTAL MARKET VALUE	335,307			
SOH/AGL Deduction	127,798			
ASSESSED VALUE	207,509			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	156,098			
TOTAL JUST VALUE	335,307			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	330,832			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049254	Roof Replacement	4,001	02/21/2024
13026	POOL	90	09/08/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 N12 W22 S12 W30 FST= W8S15 E8 N15S S15 FGR= W8 S24 E25 N24 W17S E17 S15 FOP= S6 E38 N6 W38S E38 S12 E25 N42S.	

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	700	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0020	BARN, FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
6	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
7	0166	CONC, PAVMT	0	100	0	0	999.00	UT	1.50	1.50	100	1997	1997	3	100	1,499	
8	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
9	0252	LEAN-TO W/	0	100	18	36	648.00	UT	2.00	2.00	40	2009	2009	3	40	518	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

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	DPHT 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		RSF/MH	0.00	0.00	8.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	52,000							
2	9630	C	SWAMP	0		RSF/MH	0.00	0.00	3.00	AC		1.00	1.00	1.00	270.00	270.00	810							

