COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, RUN E 873.13 FT, S 430.
1073.36 FT, N 430.25 FT, E 210 F

SMITH NANCY N
982 SW WALTER AVE
LAKE CITY, FL 32025-8946

2027

02-5S-16-03437-001

BUILDING CHARACTERISTICS

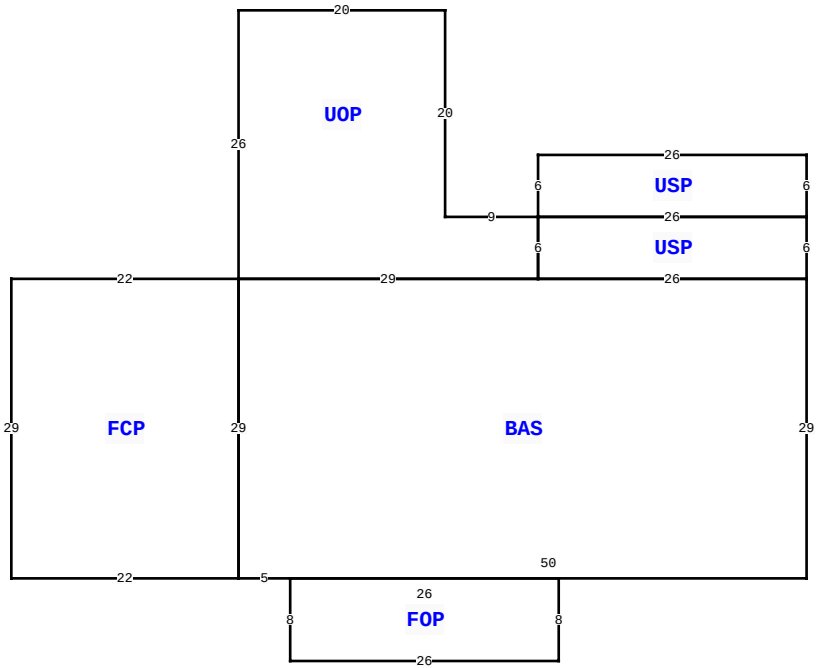
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100		1,595	131,636
FCP	638	25		160	13,205
FOP	208	30		62	5,117
UOP	574	20		115	9,491
USP	156	35		55	4,539
USP	156	35		55	4,539
TOTALS	3,327			2,042	168,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,042	115.4300	126.97	259,273	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1595 HX Base Yr



982 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0166	CONC,PAVMT	0	100	24	41	984.00	UT	2.00	2.00	50	1993	1993	3	50	984	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
6	0297	SHED CONCR	0	100	12	16	192.00	UT	10.00	10.00	75	1993	1993	3	75	1,440	
7	0297	SHED CONCR	0	100	20	24	480.00	UT	10.00	10.00	75	1993	1993	3	75	3,600	
8	0251	LEAN TO W/	0	100	12	10	240.00	UT	3.00	3.00	75	1993	1993	3	75	540	
9	0040	BARN,POLE	0	100	24	48	1,152.00	UT	2.50	2.50	75	1993	1993	3	75	2,160	
10	0040	BARN,POLE	0	100	10	24	240.00	UT	2.50	2.50	75	1993	1993	3	75	450	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		168,527
TOTAL MARKET OB/XF VALUE		16,524
TOTAL LAND VALUE - MARKET		97,280
TOTAL MARKET VALUE		197,138
SOH/AGL Deduction		87,870
ASSESSED VALUE		109,268
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		52,857
TOTAL JUST VALUE		282,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042604	Electrical Servic	0	08/23/2021
28453	M H	375	03/29/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1191/0169	3/08/2010	WD	U	I	11	100

GRANTOR: GLADYS L SMITH

GRANTEE: RICKEY W & NANCY N

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N6 W9 N20 W20 S26 E29$ W29 FCP= W22 S29 E22N29$ S29 E5 FOP= S8 E26 N8 W26$ E50 N29$ USP= N6 USP= N6 W26 S6 E26$ W26 S6 E26$.

LAND DESCRIPTION

TOTAL OB/XF 11,324

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.24	AC		1.00	1.00	1.00	280.00	280.00	2,587							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.24	AC		1.00	1.00	1.00	9,500.00	9,500.00	87,780							

REVIEW DATE 02/18/2026 BY AJ Total Acres: 10.24 Total Land Value: 12,087 Market: 87,780 Agricultural: 2,587 Common: 9,500 PRINTED 11/16/2026 BY SYS

COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, RUN E 873.13 FT, S 430.
1073.36 FT, N 430.25 FT, E 210 F

SMITH NANCY N
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2027

02-5S-16-03437-001

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TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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GRANTOR: GLADYS L SMITH

GRANTEE: RICKEY W & NANCY N

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
12	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
13	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 5,200

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

REVIEW DATE 02/18/2026 BY AJ Total Acres: 10.24 Total Land Value: 12,087 Market: 87,780 Agricultural: 2,587 Common: 9,500 PRINTED 11/16/2026 BY SYS