BEG AT NW COR OF NE1/4 OF SE
1/4, RUN E 1242.17 FT TO W R/W
OF SW WALTER AVE, S ALONG R/W

SMITH NANCY N
982 SW WALTER AVE
LAKE CITY, FL 32024

2027

02-5S-16-03437-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

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

916 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	371,400
TOTAL MARKET VALUE	27,798
SOH/AGL Deduction	1,765
ASSESSED VALUE	26,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,033
TOTAL JUST VALUE	378,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39393	M H	0	03/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/1846	4/19/2012	PR	U	V	30	100

GRANTOR: GLADYS SMITH ESTATE (

GRANTEE: RICKY W & NANCY SMI

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	74.28	AC		1.00	1.00	1.00	280.00	280.00	20,798							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	74.28	AC		1.00	1.00	1.00	5,000.00	5,000.00	371,400							

REVIEW DATE 02/18/2026 BY AJ Total Acres: 74.28 Total Land Value: 20,798 Market: 371,400 Agricultural: 20,798 Common: 0 PRINTED 11/16/2026 BY SYS