LOT 5 BLOCK A SMITHFIELD ESTATES
995-1776, 996-1658, WD 1043-61,

GUTIERREZ DIAZ ANGEL LUIS
162 SE MEGAN GLN
LAKE CITY, FL 32025

2026

03-4S-17-07591-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

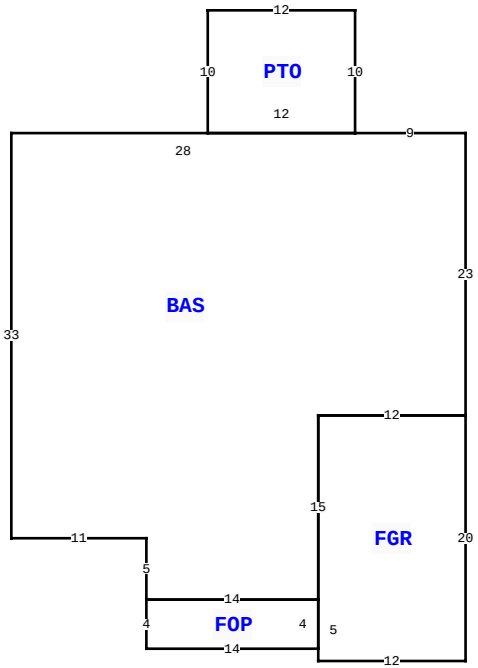
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC	3417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,171	100		1,171	160,785
FGR	240	55		132	18,124
FOP	56	30		17	2,334
PTO	120	5		6	823
TOTALS	1,587			1,326	182,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,326	130.4160	146.07	193,689	2005	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 1171 HX Base Yr 2022



162 SE MEGAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,068
TOTAL MARKET OB/XF VALUE		4,126
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		208,694
SOH/AGL Deduction		34,582
ASSESSED VALUE		174,112
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,701
TOTAL JUST VALUE		208,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050960	Roof Replacement	12,465	10/03/2024
22869	SFR	384	03/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/752	6/17/2021	WD	Q	I	01	171,000
GRANTOR: PERRY DANIELLE						
GRANTEE: DIAZ ANGEL LUIS GUT						
1395/1426	9/30/2019	WD	Q	I	01	132,000
GRANTOR: JENNIFER L GREEN						
GRANTEE: DANIELLE PERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 PTO= N10 W12 S10 E12$ W28 S33 E11 S5 FOP= S4 E14 N4 W14$ E14 FGR= S5 E12 N20 W12 S15$ N15 E12 N23$.

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	0166	CONC,PAVMT	0	100	0	0	1,113.00	UT	2.00	2.00	100	2005	2005	3	100	2,226	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,900	

LAND DESCRIPTION

TOTAL OB/XF 4,126

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/16/2024 BY JS Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/08/2026 BY SYS