

LOT 6 BLOCK A SMITHFIELD  
ESTATES S/D. ORB 995-1776,  
996-1658, WD 1048-1505.

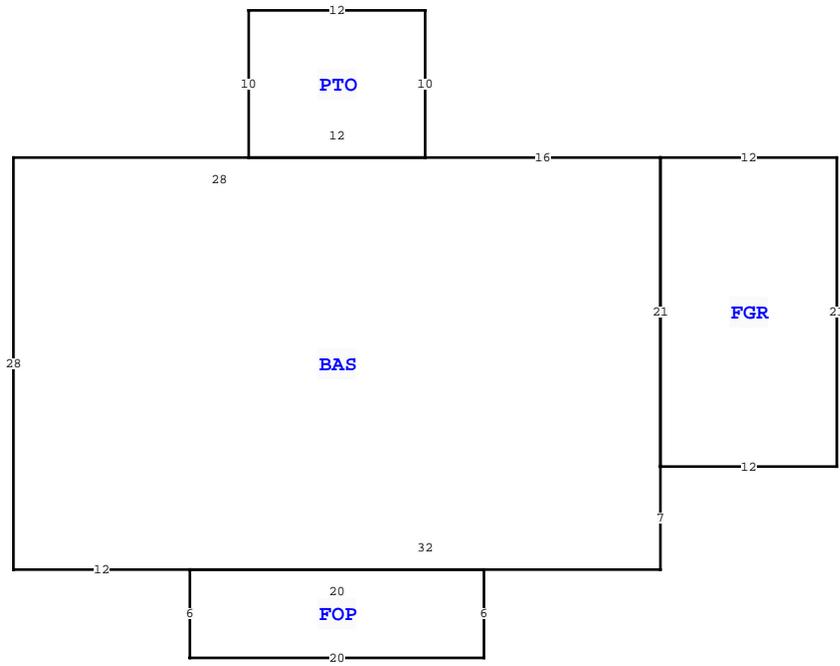
DURRANCE STEPHANIE K  
167 SE MEGAN GLN  
LAKE CITY, FL 32025

**2026**

03-4S-17-07591-106  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	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
BAS	1,232	100	
FGR	252	55	
FOP	120	30	
PTO	120	5	
TOTALS	1,724		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2006		130.70	184,679	2005	2005	0	0	20.00	80.00	
Heated Area: 1232 HX Base Yr 2006													



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,743
TOTAL MARKET OB/XF VALUE		2,860
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		173,103
SOH/AGL Deduction		59,839
ASSESSED VALUE		113,264
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,853
TOTAL JUST VALUE		173,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043344	Roof Replacement	12,500	12/09/2021
22868	SFR	401	03/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1048/1505	6/06/2005	WD Q	Q	I		92,000
GRANTOR: WIREGRASS HOMEBUILDER						
GRANTEE: STEPHANIE K DURRANCE						
0995/1776	9/02/2003	WD Q	Q	V		60,000
GRANTOR: HILL						
GRANTEE: WIREGRASS HOMEBUILD						

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	830.00	UT	2.00	2.00	100	2005	2005	3	100	1,660	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

TOTAL OB/XF													
2,860													

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	DPH 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							