LOT 8 BLOCK A SMITHFIELD ESTATES

895-2322, WD 1029-2140, WD 1123-

SMITH DAVI
139 SE MEGAN GLN
LAKE CITY, FL 32025

2027

03-4S-17-07591-108

BUILDING CHARACTERISTICS

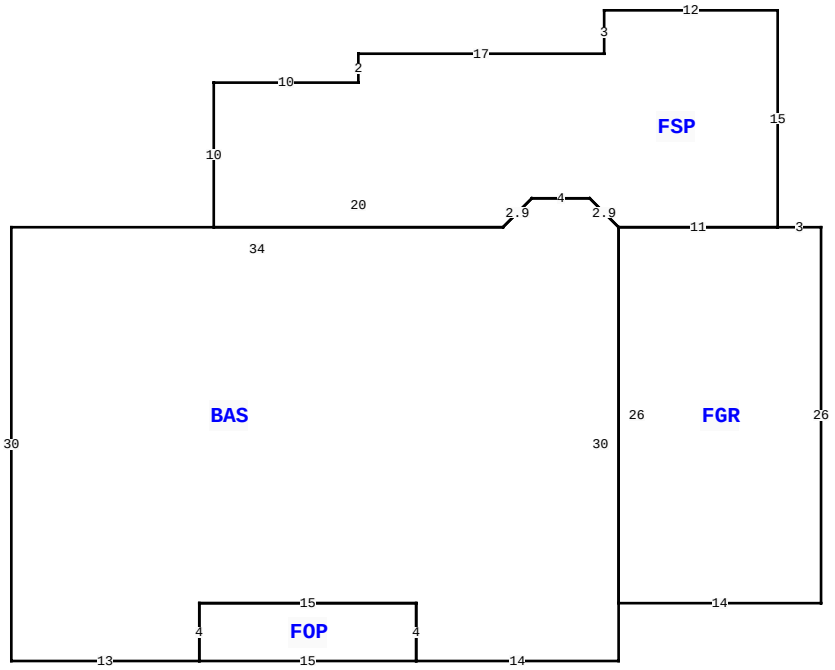
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,212	100		1,212	112,252
FGR	364	55		200	18,523
FOP	60	30		18	1,667
FSP	472	40		189	17,505
TOTALS	2,108			1,619	149,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,619	120.2850	132.31	214,210	2000	2005	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2025 Heated Area: 1212 HX Base Yr 2025



139 SE MEGAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1,155.00	UT	2.00	2.00	100	2000	2000	3	100	2,310	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		149,947
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		174,757
SOH/AGL Deduction		0
ASSESSED VALUE		174,757
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,346
TOTAL JUST VALUE		174,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043966	Roof Replacement	12,844	03/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/1729	8/29/2024	WD	Q	I	01	230,000
GRANTOR: HARDEN MICHELLE M						
GRANTEE: SMITH DAVI						
1278/2592	8/04/2014	WD	U	I	12	69,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MICHELLE M HARDEN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N15 W12 S3 W17 S2 W10 S10 E20 U2 R2 E4 R2 D2 E11 $
FGR= W11 BAS= U2 L2 W4 L2 D2 W34 S30 E13 FOP= E15 N4 W15 S4$ N4 E15 S4 E14N30$ S26 E14 N26 W3$.

LAND DESCRIPTION

TOTAL OB/XF 2,310

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 10/14/2024 BY TP Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS