LOT 9 BLOCK A SMITHFIELD ESTATES
899-1539, 1029-2138, WD 1029-214

SNYDER SCOTT RICHARD/SNYDER BELINDA ANN
117 SE MEGAN GLN
LAKE CITY, FL 32024

2027

03-4S-17-07591-109

BUILDING CHARACTERISTICS

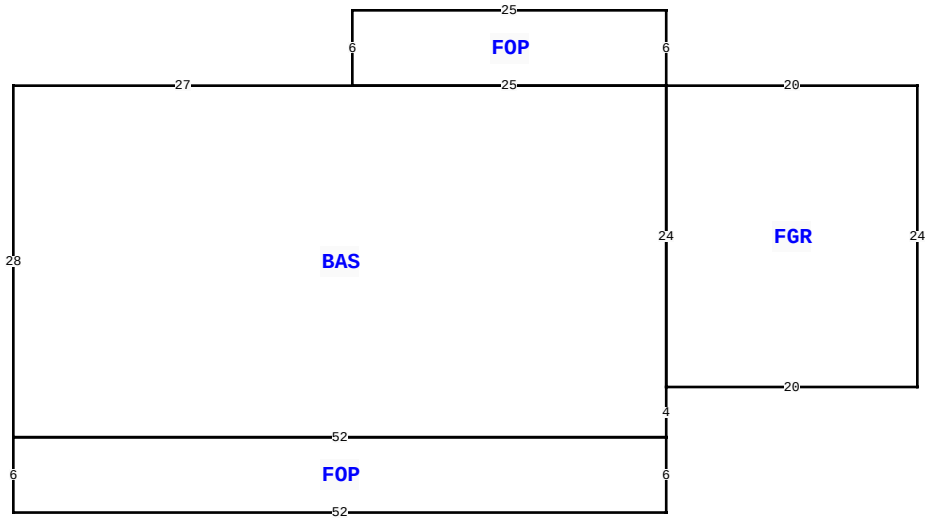
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,456	100		1,456	168,780
FGR	480	55		264	30,603
FOP	150	30		45	5,216
FOP	312	30		94	10,896
TOTALS	2,398			1,859	215,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,859	125.4528	138.00	256,542	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2022 Heated Area: 1456 HX Base Yr 2022



117 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	937.00	UT	2.25	2.25	100	2009	2009	3	100	2,108	
2	0169	FENCE/WOOD	0	100	0	0	88.00	UT	15.50	15.50	100	2012	2012	3	100	1,364	
3	0031	BARN,MT AE	0	100	20	20	400.00	UT	11.00	11.00	100	2012	2012	3	100	4,400	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,225	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	215,495
TOTAL MARKET OB/XF VALUE	9,097
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	247,092
SOH/AGL Deduction	22,552
ASSESSED VALUE	224,540
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	173,129
TOTAL JUST VALUE	247,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27965	SFR	699	07/24/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1875	9/02/2021	WD	Q	I	01	225,000
GRANTOR: MILAM TIFFANY MARIE						
GRANTEE: SNYDER SCOTT RICHAR						
1350/0159	12/18/2017	WD	Q	I	01	150,000
GRANTOR: EVAN W & CODI M MAULD						
GRANTEE: TIFFANY MARIE MILAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S28 FOP= S6 E52 N6 W52$ E52 N4 FGR= E20 N24 W20 S24$ N24 FOP= N6 W25 S6 E25$ W25$.

LAND DESCRIPTION

TOTAL OB/XF 9,097

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 11/24/2021 BY CP Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS