LOT 10 BLOCK A SMITHFIELD ESTATE
995-1776, 996-1658, WD 1018-2160

BEATY SAMUEL CHANDLER JR/BEATY JENNIFER KELLIE
103 SE MEGAN GLN
LAKE CITY, FL 32025

2027

03-4S-17-07591-110

BUILDING CHARACTERISTICS

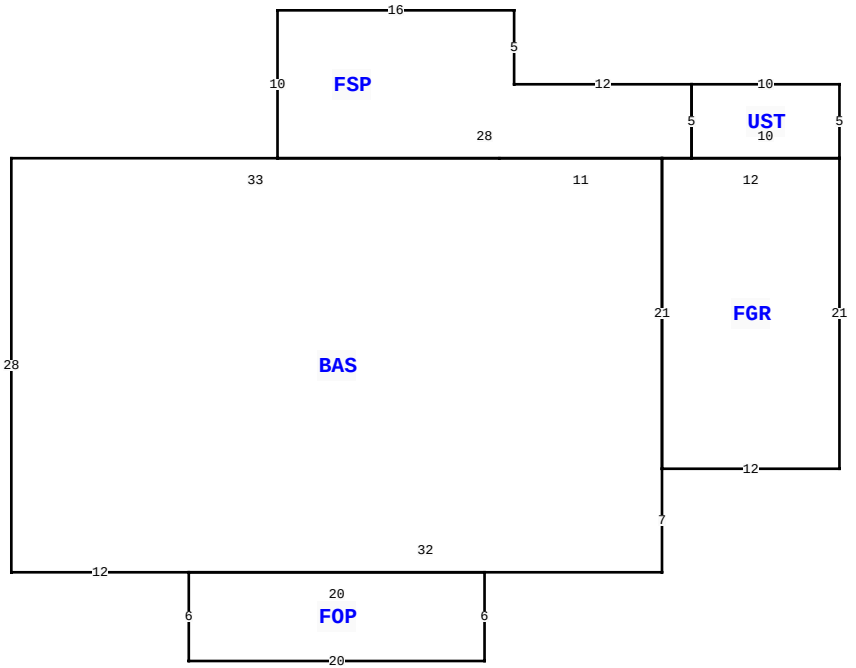
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,232	100		1,232	112,603
FGR	252	55		139	12,704
FOP	120	30		36	3,290
FSP	220	40		88	8,043
UST	50	45		22	2,010
TOTALS	1,874			1,517	138,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,517	112.6620	123.93	188,002	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2021 Heated Area: 1232 HX Base Yr 2021



103 SE MEGAN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		138,651
TOTAL MARKET OB/XF VALUE		1,928
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		163,079
SOH/AGL Deduction		31,847
ASSESSED VALUE		131,232
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,821
TOTAL JUST VALUE		163,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048602	Roof Replacement	13,000	11/07/2023
21459	SFR	401	01/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1174	8/17/2020	WD	Q	I	01	135,000
GRANTOR: KIP M MARANTO & MARGA						
GRANTEE: SAMUEL CHANDLER JR						
1139/1068	12/19/2007	WD	Q	I		112,500
GRANTOR: LANE R & NATALIYA N L						
GRANTEE: KIP M MARANTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 W33 S28 E12 FOP= S6 E20 N6 W20$ E32 N7 FGR= E12 N21UST= N5 W10 FSP= W12 N5 W16 S10 E28 N 5$ S5 E10$ W12 S21$ N21$.

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	814.00	UT	2.00	2.00	100	2004	2004	3	100	1,628	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,928

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 01/04/2024 BY JS Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS