NW1/4 OF SE1/4 AS LIES W OF GREE
THE N 801.67 FT & EX 2 AC DESC O

SMITH TONY R SR/SMITH BLANCHACA D
88 CRYSTAL BRANCH COURT
JACKSONVLLE, FL 32225

2026

03-5S-16-03461-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	3516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

682 SW ZIEGLER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	99,200
TOTAL MARKET VALUE	102,200
SOH/AGL Deduction	16,312
ASSESSED VALUE	85,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,888
TOTAL JUST VALUE	102,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/1189	7/29/2016	WD	U	I	30	100
GRANTOR: MARIAN S WRIGHT						
GRANTEE: TONY & BLANCHACA SM						
1244/0950	11/01/2012	QC	U	I	11	100
GRANTOR: OLLISTINE S GILBERT						
GRANTEE: MARIAN SUMPTER WRIG						

BUILDING NOTES

BUILDING DIMENSIONS

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	12.40	AC		1.00	1.00	1.00	8,000.00	8,000.00	99,200							

REVIEW DATE 02/05/2026 BY KS Total Acres: 12.40 Total Land Value: 99,200 Market: 0 Agricultural: 0 Common: 99,200 PRINTED 05/13/2026 BY SYS