COMM NW COR, RUN S 1225.20 FT E
E R/W OF CR 131, FOR POB, CONT E
FT, S 664.91 FT, W 1192.86 FT TO

SMITH GENE PAUL N/SMITH GAIL P
101 PENMAN RD
JACKSONVILLE BEACH, FL 32250

2027

05-6S-17-09612-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5617.00	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

9893 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	145,920
TOTAL MARKET VALUE	145,920
SOH/AGL Deduction	45,749
ASSESSED VALUE	100,171
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,171
TOTAL JUST VALUE	145,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056777	New Residential C	315,000	10/14/2026
000056227	Storage Building	27,000	07/30/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/2244	11/17/2021	QC	U	V	11	100
GRANTOR: HANSEN GERALD H						
GRANTEE: SMITH GENE PAUL N						
1423/872	10/30/2020	WD	Q	V	01	119,900
GRANTOR: HANSEN GERALD H						
GRANTEE: SMITH GENE PAUL N						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	18.24	AC		1.00	1.00	1.00	8,000.00	8,000.00	145,920							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 18.24 Total Land Value: 145,920 Market: 0 Agricultural: 0 Common: 145,920 PRINTED 11/17/2026 BY SYS