W1/2 LYING N OF CR-240.
ORB 658-53, 658-56, 861-476,
EX 0.85 AC FOR ADDN'T RD R/W

SMITH THOMAS A
161 SW ENDLESS COURT
LAKE CITY, FL 32024

2026

09-5S-16-03498-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

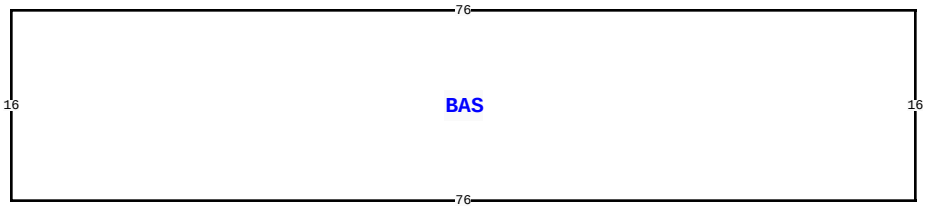
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	28,270
TOTALS	1,216			1,216	28,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	92.2590	58.12	70,674	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1216 HX Base Yr



8101 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE	11/02/1998 MO	LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,270
TOTAL MARKET OB/XF VALUE	46,490
TOTAL LAND VALUE - MARKET	1,104,750
TOTAL MARKET VALUE	147,953
SOH/AGL Deduction	0
ASSESSED VALUE	147,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,953
TOTAL JUST VALUE	1,179,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,178,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1107/2055	11/24/2006	WD	Q	I	01	112,800
GRANTOR: CHESTER STOKES JR						
GRANTEE: THOMAS A SMITH						
0590/0104	4/01/1986	WD	Q	V	01	803,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	0075	CHICKEN HS	0	0	480	40	19,200.00	UT	5.63	5.63	7	1988	1988	3	7	2,500	
2	0075	CHICKEN HS	0	0	480	40	19,200.00	UT	5.63	5.63	7	1988	1988	3	7	2,500	
3	0075	CHICKEN HS	0	0	480	40	19,200.00	UT	5.63	5.63	7	1988	1988	3	7	2,500	
4	0075	CHICKEN HS	0	0	480	40	19,200.00	UT	5.63	5.63	7	1988	1988	3	7	2,500	
5	0075	CHICKEN HS	0	0	480	40	19,200.00	UT	5.63	5.63	7	1988	1988	3	7	2,500	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0030	BARN,MT	0	0	25	100	2,500.00	UT	3.13	3.13	29	1988	1988	3	29	2,266	
8	0041	BARN,MACH	0	0	100	25	2,500.00	UT	5.00	5.00	100	2006	2006	3	100	12,500	
9	0294	SHED WOOD/	0	0	12	24	288.00	UT	8.00	8.00	100	2006	2006	3	100	2,304	
10	0040	BARN,POLE	0	0	40	124	4,960.00	UT	2.00	2.00	100	2014	2014	3	100	9,920	

TOTAL OB/XF 46,490

LAND DESCRIPTION

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	232.90	AC		1.00	1.00	1.00	281.00	281.00	65,445							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.60	AC		1.00	1.00	1.00	280.00	280.00	3,248							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	244.50	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,100,250							

REVIEW DATE 01/10/2025 BY ME Total Acres: 245.50 Total Land Value: 73,193 Market: 1,100,250 Agricultural: 68,693 Common: 4,500 PRINTED 05/08/2026 BY SYS