

LOT 2 BLOCK C TROY PINES S/D.
617-672, 640-327, 831-1030, PB 8

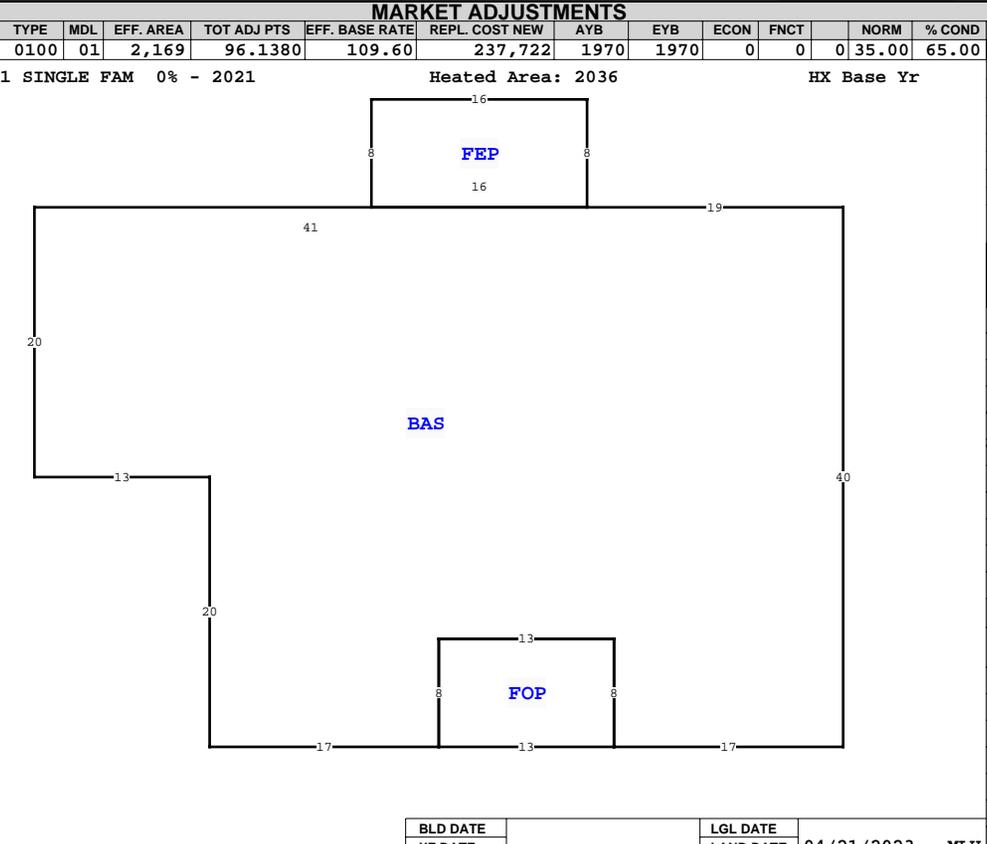
SMITH JUSTIN D/SMITH KRISTEN STARR
148 SW SUNSET WAY
LAKE CITY, FL 32024

2026

10-4S-16-02896-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	06	VINYL ASB	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame		N/A	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,036	100	
FEP	128	80	
FOP	104	30	
TOTALS	2,268		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2021									Heated Area: 2036 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			154,519
TOTAL MARKET OB/XF VALUE			2,400
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			175,419
SOH/AGL Deduction			341
ASSESSED VALUE			175,078
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			175,078
TOTAL JUST VALUE			175,419
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			172,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/2444	4/13/2020	WD	Q	I	01	100,000
GRANTOR: RHONDA LYN DAVIS						
GRANTEE: JUSTIN D & KRISTEN						
1082/2560	5/03/2006	WD	Q	I		91,000
GRANTOR: ROBERT A & MARILYN B						
GRANTEE: RHONDA LYN DAVIS						

EXTRA FEATURES																	
L N	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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

TOTAL OB/XF													
148 SW SUNSET WAY, LAKE CITY													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/21/2023 MLU	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W19 FEP= N8 W16 S8 E16\$W41 S20 E13 S20 E17 FOP= E13 N8W13 S8\$ N8 E13 S8 E17 N40\$.			

LAND DESCRIPTION														TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF/MR	65.00	243.00	1.00	LT		1.00	1.00	18,500.00	18,500.00	18,500							