THE WESTERN MOST 1/2 OF LOT 14 C
ESTATES S/D.

SMITH CHARLES R/SMITH PERIANN M
147 SW CONFEDERATE GLN
LAKE CITY, FL 32025

2027

12-4S-16-02935-114

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.020 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

251 SW FENNIGAN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	58,734
TOTAL MARKET VALUE	58,734
SOH/AGL Deduction	0
ASSESSED VALUE	58,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,734
TOTAL JUST VALUE	58,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054901	New Residential C	200,000	10/13/2026
000054900	Storage Building	80,000	01/27/2026
000052492	Right-of-Way Acce		03/04/2025
17224	SFR	225	07/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/655	11/25/2024	WD	Q	V	01	75,000
GRANTOR: ALFORD JAMES RONLAD J						
GRANTEE: SMITH CHARLES R						
1452/747	11/04/2021	QC	U	V	11	100
GRANTOR: HOPPE JILL M						
GRANTEE: ALFORD JAMES RONALD						

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	0000	C	VAC RES	0		RSF-1	0.00	0.00	2.51	AC		1.00	1.00	0.90	26,000.00	23,400.00	58,734							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 2.51 Total Land Value: 58,734 Market: 0 Agricultural: 0 Common: 58,734 PRINTED 11/17/2026 BY SYS