SE1/4 OF SE1/4, EX THE S 543.72
DESC IN QC 1538-612.

SMITH JOHNNY RAY/SMITH NARRAGANSETT C
396 NW OOSTERHOUDT LN
LAKE CITY, FL 32055

2027

15-4S-16-03023-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.00	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

434 SW SPARROW TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	129,870
TOTAL MARKET VALUE	133,870
SOH/AGL Deduction	14,628
ASSESSED VALUE	119,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,242
TOTAL JUST VALUE	133,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,870

SALE:5:1: SMALL IMPROVEMENTS

SALE:3:1: AG LAND / 23 AC & IMP

SALE:2:1: 23 AC

SALE:1:1: CRAPPS ACTED AS AGENT FOR THE TRANSFER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052559	Electrical Servic	0	03/12/2025
000052499	Right-of-Way Acce		03/04/2025
000052473	New Residential C	100,000	03/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/0458	9/28/2016	WD	Q	I	01	116,500
GRANTOR: THEODORE W HATEM						
GRANTEE: JOHNNY RAY & NARRAG						
0894/1256	12/30/1999	WD	Q	I		115,000
GRANTOR: D CRAPPS						
GRANTEE: T HATEM						

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	9900	C	AC NON-AG	0		00	0.00	0.00	19.98	AC		1.00	1.00	1.00	6,500.00	6,500.00	129,870							

REVIEW DATE 04/22/2025 BY TW Total Acres: 19.98 Total Land Value: 129,870 Market: 0 Agricultural: 0 Common: 129,870 PRINTED 11/17/2026 BY SYS