LOT 19 COUNTRY CREEK S/D.

391-276, 694-146, 758-2374, 869-

SMITH ROSANN
115 SE BREAM LOOP
LAKE CITY, FL 32025

2026

15-4S-17-08359-059

BUILDING CHARACTERISTICS

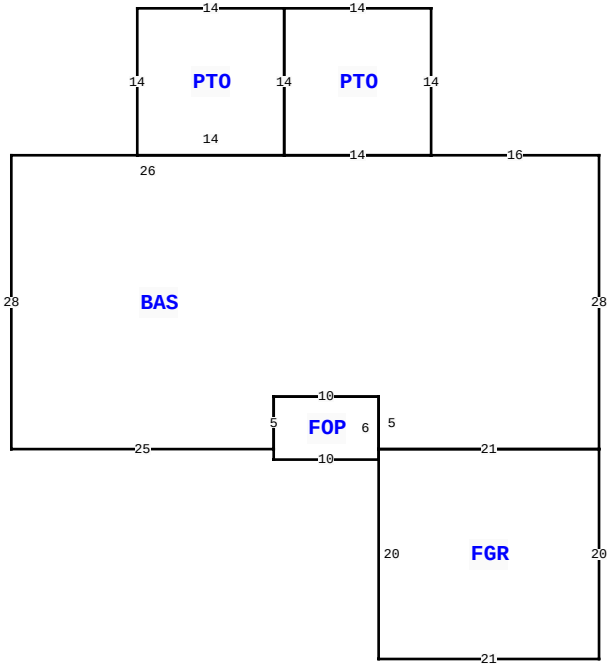
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,518	100		1,518	150,464
FGR	420	55		231	22,897
FOP	60	30		18	1,784
PTO	196	5		10	992
PTO	196	5		10	992
TOTALS	2,390			1,787	177,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,787	118.0000	132.16	236,170	1991	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2016 Heated Area: 1518 HX Base Yr 2016



115 SE BREAM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	15	65	975.00	UT	3.00	3.00	100	0	0	3	100	2,925	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		177,128
TOTAL MARKET OB/XF VALUE		3,825
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		203,453
SOH/AGL Deduction		70,852
ASSESSED VALUE		132,601
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		76,190
TOTAL JUST VALUE		203,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/385	6/29/2023	LE	U	I	14	100
GRANTOR: SMITH ROSANN						
GRANTEE: SMITH ROSANN (LIFE						
1116/2737	4/18/2007	WD	Q	I		160,000
GRANTOR: PARRISH						
GRANTEE: RAYMOND & ROSANN SM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N14 W14 S14 E14$ W14 PTO= N14 W14 S14 E14$ W26 S28 E25 FOP= S1 E10N6 W10 S5$ N5 E10 S5 FGR= S20 E21N20 W21$ E21 N28$.

LAND DESCRIPTION

TOTAL OB/XF 3,825

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.54 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/22/2026 BY SYS