LOT 37 COUNTRY CREEK S/D.
669-637, 690-471, CT 1404-1355

SMITH DEBORAH H/SMITH BENNY ALBERT
138 SE BREAM LOOP
LAKE CITY, FL 32025

2027

15-4S-17-08359-077

BUILDING CHARACTERISTICS

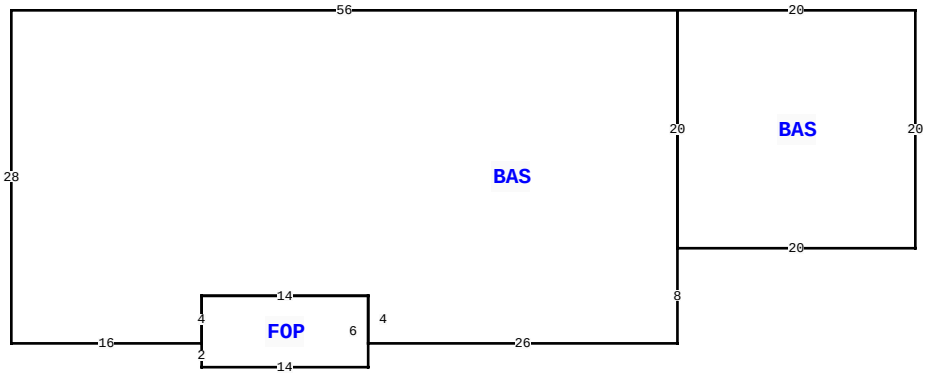
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	400	100		400	42,370
BAS	1,512	100		1,512	160,160
FOP	84	30		25	2,648
TOTALS	1,996			1,937	205,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,937	103.5960	113.96	220,741	1989	2019	0	0	0	7.05	92.95

1 SINGLE FAM 100% - 2021 Heated Area: 1912 HX Base Yr 2021



138 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,100	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		205,179
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		231,179
SOH/AGL Deduction		84,680
ASSESSED VALUE		146,499
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,088
TOTAL JUST VALUE		231,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056055	Electrical Servic		07/08/2026
000050336	Roof Replacement	5,987	07/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/928	6/25/2026	LE	U	I	14	0
GRANTOR: SMITH DEBORAH H (ENH						
GRANTEE: SMITH DEBORAH GRACE						
1422/2319	10/15/2020	WD	Q	I	01	214,000
GRANTOR: TRITON INVESTMENT GRO						
GRANTEE: DEBORAH H & BENNY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S28 E16 FOP= S2 E14N6 W14 S4$ N4 E14 S4 E26 N8 BAS= E20 N20 W20 S20$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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 07/31/2024 BY JS Total Acres: 0.53 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS