

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

2026

15-4S-17-08359-077
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

| ELEMENT | | BUILDING CHARACTERISTICS | |
|---------|----------------|--------------------------|--|
| CD | CONSTRUCTION | | |
| 08 | WD OR PLY 70 | | |
| 19 | COMMON BRK 30 | | |
| 03 | GABLE/HIP 100 | | |
| 03 | COMP SHNGL 100 | | |
| 05 | DRYWALL 100 | | |
| 13 | LAM/VNLPLK 90 | | |
| 14 | CARPET 10 | | |
| 03 | CENTRAL 100 | | |
| 04 | AIR DUCTED 100 | | |
| | 4 100 | | |
| | 2 100 | | |
| 01 | NONE 100 | | |
| 1. | 1. 100 | | |
| 05 | CONV 100 | | |
| | 0 100 | | |
| 03 | 03 100 | | |
| 01 | 01 100 | | |
| 05 | 05 | | |
| 0100 | SINGLE FAMILY | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----|-----|------|------|------------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | SINGLE FAM | 100% | - 2021 | | Heated Area: 1912 | | | | | HX Base Yr | 2021 | |

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 208,905 |
| TOTAL MARKET OB/XF VALUE | | 3,500 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 234,905 |
| SOH/AGL Deduction | | 92,673 |
| ASSESSED VALUE | | 142,232 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 90,821 |
| TOTAL JUST VALUE | | 234,905 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 233,535 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|-------|------------|
| 000050336 | Roof Replacement | 5,987 | 07/12/2024 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1422/2319 | 10/15/2020 | WD Q | Q | I | 01 | 214,000 |
| GRANTOR: TRITON INVESTMENT GRO | | | | | | |
| GRANTEE: DEBORAH H & BENNY A | | | | | | |
| 1406/1622 | 2/25/2020 | WD U | U | I | 12 | 103,100 |
| GRANTOR: BAYVIEW LOAN SERVICIN | | | | | | |
| GRANTEE: TRITON INVESTMENT G | | | | | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 400 | 100 | | 400 | 43,140 |
| BAS | 1,512 | 100 | | 1,512 | 163,069 |
| FOP | 84 | 30 | | 25 | 2,696 |
| TOTALS | 1,996 | | | 1,937 | 208,905 |

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

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

| BUILDING NOTES | |
|--|--|
| 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 | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|-------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | | | | | | | |