

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

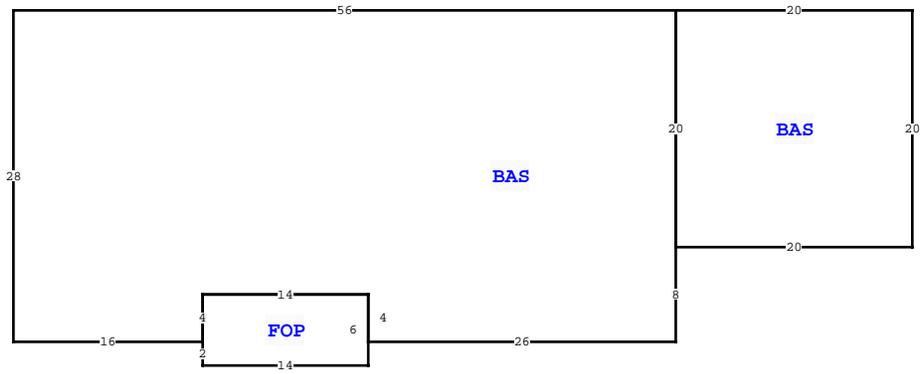
SMITH DEBORAH H/SMITH BENNY ALBERT  
138 SE BREAM LOOP  
LAKE CITY, FL 32025

**2026**

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

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	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			228,760	1989	2019	0	0	7.05	92.95
			Heated Area: 1912			HX Base Yr 2021					



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,632
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		238,632
SOH/AGL Deduction		96,400
ASSESSED VALUE		142,232
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,821
TOTAL JUST VALUE		238,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,535

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	43,910
BAS	1,512	100		1,512	165,978
FOP	84	30		25	2,745
<b>TOTALS</b>	<b>1,996</b>			<b>1,937</b>	<b>212,632</b>

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

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						

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	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	

EXTRA FEATURES																	
138 SE BREAM LOOP, LAKE CITY																	

BUILDING NOTES	
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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									
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										