LOT 13 EASTWOOD UNIT 2, ALSO
COMM AT SW COR OF SAID LOT 13
RUN N 56 DEG E ALONG S LOINE

SMALLWOOD LOUIS D/SMALLWOOD PHYLLIS A
271 SE SANDIA WAY
LAKE CITY, FL 32025

2027

15-4S-17-08360-191

BUILDING CHARACTERISTICS

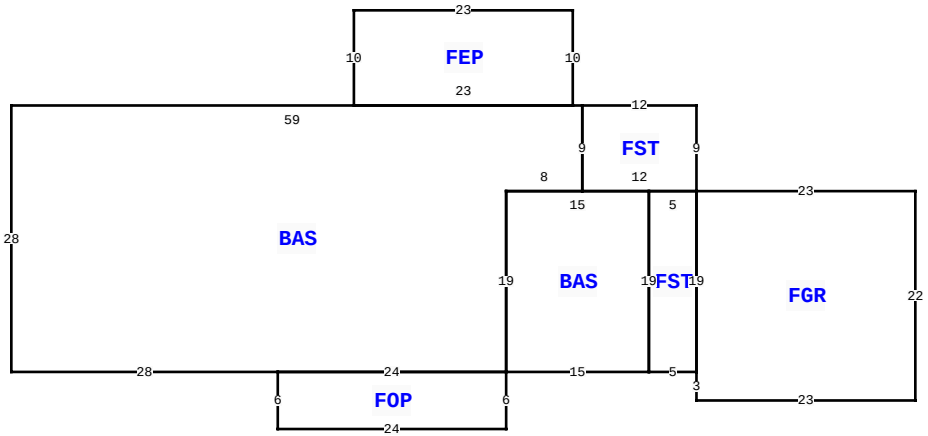
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	15417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	285	100		285	21,861
BAS	1,528	100		1,528	117,207
FEP	230	80		184	14,114
FGR	506	55		278	21,325
FOP	144	30		43	3,298
FST	95	55		52	3,989
FST	108	55		59	4,526
TOTALS	2,896			2,429	186,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,429	107.2820	118.01	286,646	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1813 HX Base Yr 2014



271 SE SANDIA WAY, 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,320
TOTAL MARKET OB/XF VALUE		3,700
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		212,520
SOH/AGL Deduction		118,268
ASSESSED VALUE		94,252
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,841
TOTAL JUST VALUE		212,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/2327	9/23/2013	WD	Q	I	01	115,500
GRANTOR: JENNIFER W & SAMUEL W						
GRANTEE: LOUIS D & PHYLLIS A						
1255/1462	5/17/2013	QC	U	V	11	900
GRANTOR: CITY OF LAKE CITY						
GRANTEE: LINDA L WELLS & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 FEP= N10 W23 S10 E23$ W59 S28 E28 FOP= S6 E24 N6 W24$ E24 BAS= E15 FST= E5FGR= S3 E23 N22 W23 S19$ N19 W5 S19$ N19 W15 S19$ N19 E8 FST= E12 N9 W12 S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 3,700

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/24/2017 BY BC Total Acres: 0.55 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS