

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

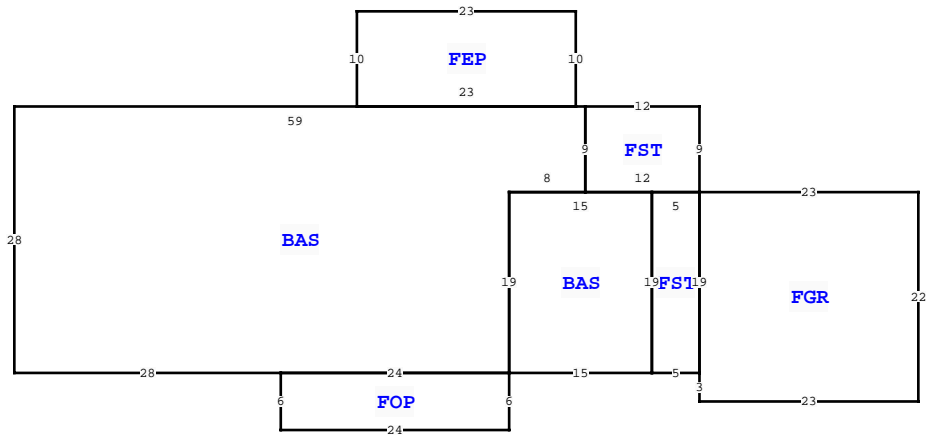
SMALLWOOD LOUIS D/SMALLWOOD PHYLLIS A
 271 SE SANDIA WAY
 LAKE CITY, FL 32025

2026

15-4S-17-08360-191


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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

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	120.16	291,869	1982	1982	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2014 Heated Area: 1813 HX Base Yr 2014													



EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	285	100		285	22,260
BAS	1,528	100		1,528	119,343
FEP	230	80		184	14,371
FGR	506	55		278	21,713
FOP	144	30		43	3,359
FST	95	55		52	4,061
FST	108	55		59	4,608
TOTALS	2,896			2,429	189,715

271 SE SANDIA WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		189,715	
TOTAL MARKET OB/XF VALUE		3,700	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		215,915	
SOH/AGL Deduction		124,408	
ASSESSED VALUE		91,507	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		40,096	
TOTAL JUST VALUE		215,915	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		211,915	

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\$.	

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	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	

LAND DESCRIPTION																	
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
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