LOT 23 COLUMBIA CITY HOMESITES U

ORB 784-681

SMITH JAMES H JR/SMITH KIMBERLY D
945 SW NORRIS AVE
LAKE CITY, FL 32024-4636

2027

15-5S-16-03626-323

BUILDING CHARACTERISTICS

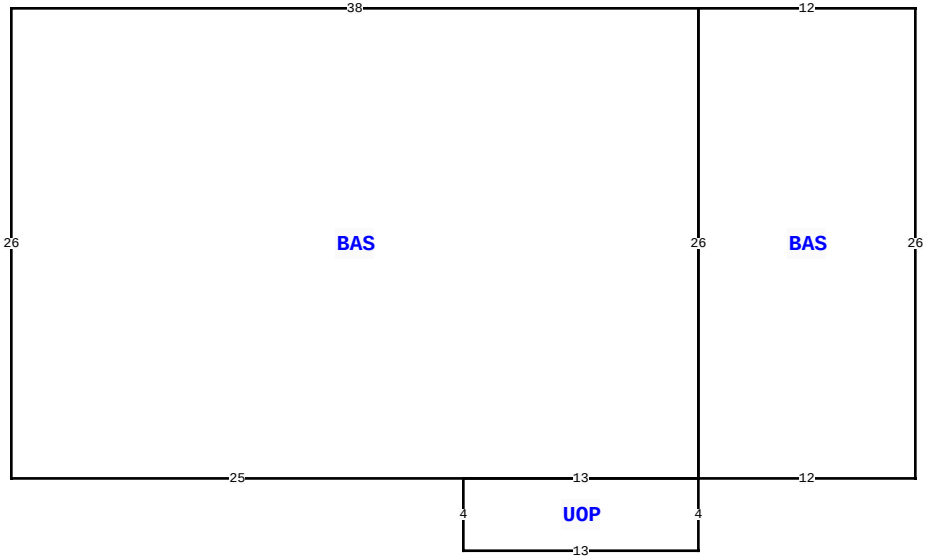
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 02
NEIGHBORHOOD/LOC	15516.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	25,386
BAS	988	100		988	80,391
UOP	52	20		10	814
TOTALS	1,352			1,310	106,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,310	113.8000	125.18	163,986	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1300 HX Base Yr



123 SW THRASHER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	106,591
TOTAL MARKET OB/XF VALUE	610
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	121,201
SOH/AGL Deduction	0
ASSESSED VALUE	121,201
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,201
TOTAL JUST VALUE	121,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0784/0681	11/08/1993	AG	U	I	13	49,500

GRANTOR: COLUMBIA SERVICE

GRANTEE: JAMES H SMITH JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S26 E25 UOP= S4 E13 N4 W13$ E13 BAS= E12 N26 W12 S26$ N26$.

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	0166	CONC,PAVMT	0	0	10	15	150.00	UT	1.40	1.40	100	0	0	3	100	210	
2	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

LAND DESCRIPTION

TOTAL OB/XF 610

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 02/06/2026 BY KS Total Acres: 0.58 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/17/2026 BY SYS