COMM NW COR OF NW1/4, RUN E 25
FT TO E R/W LAZY OAK RD, RUN S
ALONG R/W 850.46 FT FOR POB,

SMITH BARRY ALAN/SMITH CHERYL LEIGH
4106 SW LUDLUM
PALM CITY, FL 34990

**2027**

**16-6S-16-03832-304**

## BUILDING CHARACTERISTICS

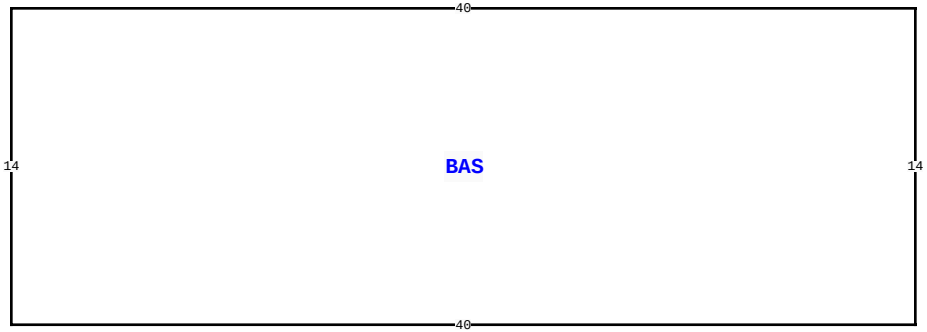
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 16616.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 560 | 100 | | 560 | 31,481 |
| TOTALS | 560 | | | 560 | 31,481 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 560 | 109.9000 | 102.21 | 57,238 | 2005 | 2005 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 0 Heated Area: 560 HX Base Yr




1311 SW CENTERVILLE AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 | 0294 | SHED WOOD/ | 0 | 0 | 10 | 12 | 120.00 | UT | 9.00 | 9.00 | 100 | 2006 | 2006 | 3 | 100 | 1,080 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 31,481 |
| TOTAL MARKET OB/XF VALUE | 8,080 |
| TOTAL LAND VALUE - MARKET | 52,000 |
| TOTAL MARKET VALUE | 91,561 |
| SOH/AGL Deduction | 16,570 |
| ASSESSED VALUE | 74,991 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 74,991 |
| TOTAL JUST VALUE | 91,561 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 91,900 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23975 | M H | 457 | 12/20/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1366/0470 | 8/01/2018 | WD | U | I | 11 | 100 |
| GRANTOR: BARRY A & CHERYL SMIT | | | | | | |
| GRANTEE: BARRY ALAN & CHERYL | | | | | | |
| 1061/1523 | 9/30/2005 | WD | U | V | 08 | 14,000 |
| GRANTOR: THOMAS J & DIANNE C M | | | | | | |
| GRANTEE: BARRY A SMITH & SHE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S14 E40 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 8,080

| 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 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.80 | 65,000.00 | 52,000.00 | 52,000 | | | | | | | |

REVIEW DATE 05/06/2026 BY KS Total Acres: 5.32 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS