COMM NE COR OF NE1/4, RUN S 834.
FAIRFAX RD, RUN NW ALONG R/W 101
RUN SW 1009.65 FT, W 598.76 FT,

SMITHEY JEANETTE NICOLE
3420 NW BROWN RD
LAKE CITY, FL 32055-5098

2027

19-3S-16-02181-002

BUILDING CHARACTERISTICS

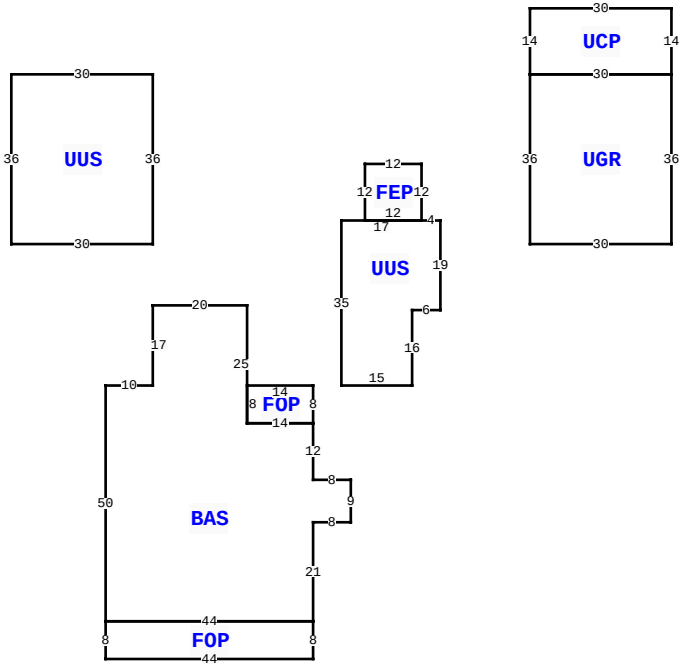
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	19316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100		2,500	196,853
FEP	144	80		115	9,055
FOP	112	30		34	2,677
FOP	352	30		106	8,347
UCP	420	20		84	6,614
UGR	1,080	45		486	38,268
UUS	639	50		320	25,197
UUS	1,080	50		540	42,520
TOTALS	6,327			4,185	329,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,185	110.1240	121.14	506,971	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2500 HX Base Yr 2026



3420 NW BROWN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		329,531
TOTAL MARKET OB/XF VALUE		5,220
TOTAL LAND VALUE - MARKET		157,000
TOTAL MARKET VALUE		347,271
SOH/AGL Deduction		0
ASSESSED VALUE		347,271
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		295,860
TOTAL JUST VALUE		491,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053663	Electrical Servic		07/28/2025
30738	MAINT/ALTR	50	01/23/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/2183	11/05/2025	WD	U	I	11	100
GRANTOR: SMITHEY ROBIN MUSKEWI						
GRANTEE: SMITHEY JEANETTE NI						
1460/1808	2/09/2022	WD	U	I	11	100
GRANTOR: MUSKEWITZ MILTON FRED						
GRANTEE: SMITHEY ROBIN MUSKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S50 FOP= S8 E44 N8W44$ E44 N21 E8 N9 W8 N12 FOP= N8 W14 S8 E14$ W14 N25 W20 S17$PTR=E40 UUS= E15 N16E6 N19 W4 FEP= N12 W12 S12 E12$ W17 S35$ W40$ PTR= N30 UUS= N36 W30 S36 E30$ S30 PTR= N30 E80 UGR= E30 N36 UCP= N14 W30 S14 E30$ W30 S36$ S30 W80$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	3.50	3.50	100	1993	1993	3	100	420	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 5,220

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	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	21.50	AC		1.00	1.00	1.00	280.00	280.00	6,020							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	21.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	150,500							

REVIEW DATE 02/06/2023 BY KS Total Acres: 22.50 Total Land Value: 12,520 Market: 150,500 Agricultural: 6,020 Common: 6,500 PRINTED 11/17/2026 BY SYS