BEG SW COR OF NW1/4 OF NE1/4, N 372.94 FT, S 202.53 FT, E 669.94 FT, W 1060.45 FT TO POB. EX 5.09

SMITHEY BRYAN B/SMITHEY ROBIN L
3564 NW BROWN RD
LAKE CITY, FL 32055

**2027**

**19-3S-16-02181-007**

## BUILDING CHARACTERISTICS

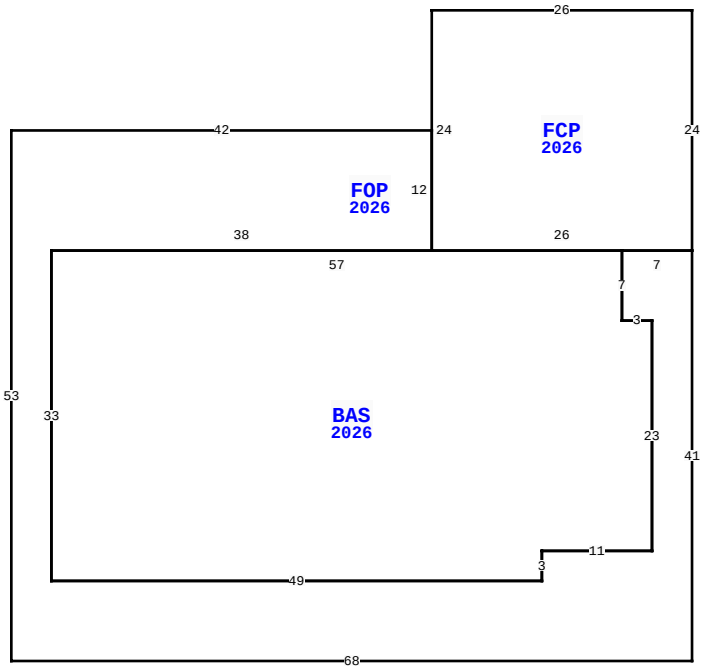
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,926 | 100 | 2026 | 1,926 | 242,926 |
| FCP | 624 | 25 | 2026 | 156 | 19,676 |
| FOP | 1,366 | 30 | 2026 | 410 | 51,713 |
| TOTALS | 3,916 | | | 2,492 | 314,316 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,492 | 114.6600 | 126.13 | 314,316 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM 100% - 2026 Heated Area: 1926 HX Base Yr 2026




3564 NW BROWN RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 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 | 0030 | BARN,MT | 0 | 100 | 30 | 70 | 2,100.00 | UT | 15.00 | 15.00 | 100 | 2026 | 2025 | | 100 | 31,500 | |
| 2 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 1,800.00 | 1,800.00 | 100 | 2026 | 2025 | | 100 | 1,800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 314,316 |
| TOTAL MARKET OB/XF VALUE | | 33,300 |
| TOTAL LAND VALUE - MARKET | | 96,235 |
| TOTAL MARKET VALUE | | 359,672 |
| SOH/AGL Deduction | | 76,904 |
| ASSESSED VALUE | | 282,768 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 231,357 |
| TOTAL JUST VALUE | | 443,851 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 449,558 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051574 | New Residential C | 502,000 | 11/20/2024 |
| 000051245 | Storage Building | 50,000 | 10/24/2024 |
| 000051171 | Right-of-Way Acce | | 10/21/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1553/2185 | 11/05/2025 | LE | U | I | 14 | 100 |
| GRANTOR: SMITHEY BRYAN B | | | | | | |
| GRANTEE: SMITHEY BRYAN B (EN | | | | | | |
| 1495/252 | 7/19/2023 | WD | Q | V | 01 | 160,000 |
| GRANTOR: LANG VICTORIA S | | | | | | |
| GRANTEE: SMITHEY BRYAN B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=29,3] W57 S33 E49 N3 E11 N23 W3 N7 $
FOP=[YR=2026;ORIG=10,-9] W42 S53 E68 N41 W7 S7 E3 S23 W11 S3 W49 N33 E38 N12 $
FCP=[YR=2026;ORIG=10,-21] E26 S24 W26 N24 $
.

## LAND DESCRIPTION

TOTAL OB/XF 33,300

| 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 | 6200 | A | PASTURE 3 | 0 | | | | | 9.13 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,556 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | | | | 9.13 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 86,735 | | | | | | | |
| 3 | 0100 | C | SFR | 100 | | | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 9,500 | | | | | | | |

REVIEW DATE 03/18/2026 BY robin Total Acres: 10.13 Total Land Value: 12,056 Market: 86,735 Agricultural: 2,556 Common: 9,500 PRINTED 11/17/2026 BY SYS