

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

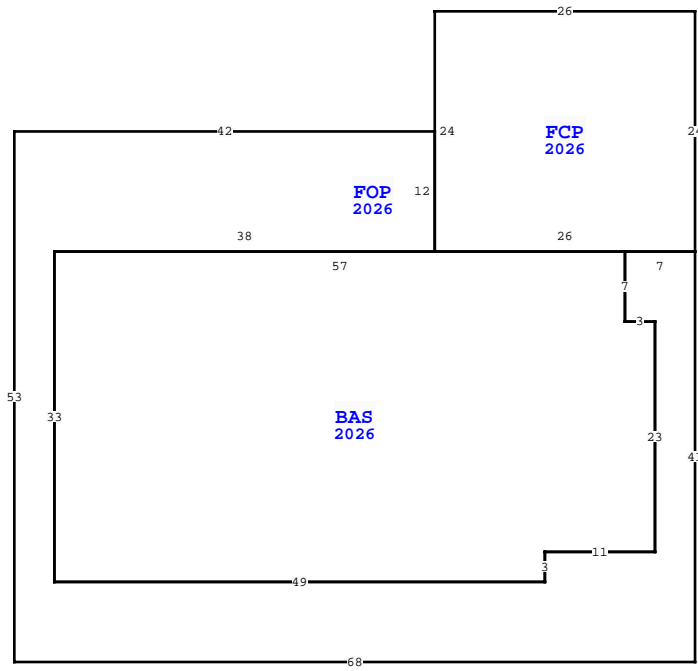
SMITHEY BRYAN B/SMITHEY ROBIN L
3564 NW BROWN RD
LAKE CITY, FL 32055

2026

19-3S-16-02181-007

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	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	247,337
FCP	624	25	2026	156	20,034
FOP	1,366	30	2026	410	52,652
TOTALS	3,916			2,492	320,023

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
			Heated Area: 1926				HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		320,023	
TOTAL MARKET OB/XF VALUE		33,300	
TOTAL LAND VALUE - MARKET		96,235	
TOTAL MARKET VALUE		365,379	
SOH/AGL Deduction		90,773	
ASSESSED VALUE		274,606	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		223,195	
TOTAL JUST VALUE		449,558	
NCON VALUE		353,323	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		91,170	

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						

EXTRA FEATURES		3564 NW BROWN RD, LAKE CITY														
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	0030	BARN, MT	0	100	30	70	UT	15.00	15.00	100	2026	2025		100	31,500	
2	0261	PRCH, UOP	0	100	0	0	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	

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

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				
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	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							