

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

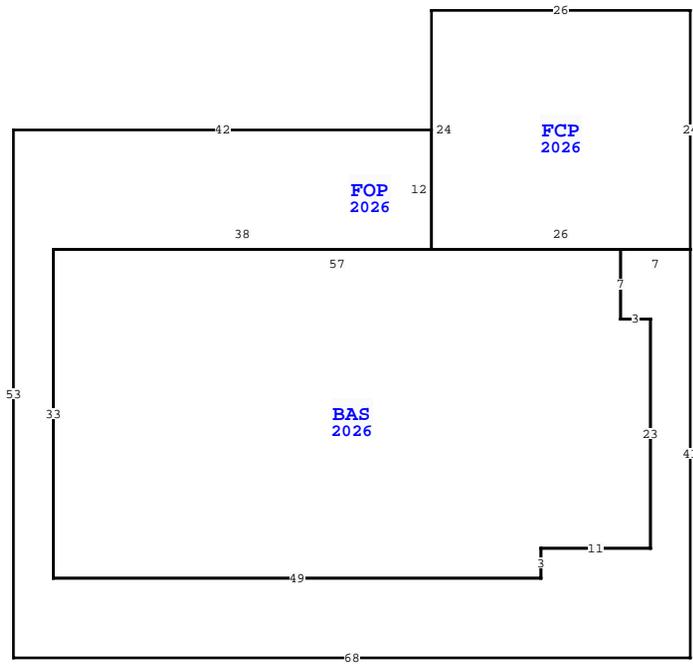
SMITHEY BRYAN B/SMITHEY ROBIN L  
3564 NW BROWN RD  
LAKE CITY, FL 32055

**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	251,747
FCP	624	25	2026	156	20,391
FOP	1,366	30	2026	410	53,591
TOTALS	3,916			2,492	325,729

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 BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			325,729
TOTAL MARKET OB/XF VALUE			33,300
TOTAL LAND VALUE - MARKET			96,235
TOTAL MARKET VALUE			371,085
SOH/AGL Deduction			90,773
ASSESSED VALUE			280,312
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			228,901
TOTAL JUST VALUE			455,264
NCON VALUE			359,029
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		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE				
L	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	

TOTAL OB/XF										33,300	

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							