

COMM NW COR, RUN S 855.43 FT,  
SE 60 DEG 677.73 FT FOR POB,  
CONT SE 60 DEG 1270.11 FT, SW

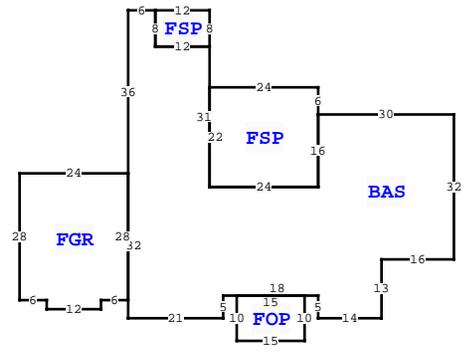
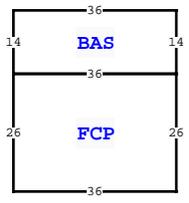
SMITH ROBERT D/SMITH ANDREA G  
2872 NW BROWN RD  
LAKE CITY, FL 32055

**2026**

20-3S-16-02203-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	504	100	
BAS	2,861	100	
FCP	936	25	
FGR	696	55	
FOP	150	30	
FSP	96	40	
FSP	528	40	
TOTALS	5,771		

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%	- 2005		577,901	2004	2004	0	0	21.00	79.00
Heated Area: 3365 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				456,542		
TOTAL MARKET OB/XF VALUE				59,777		
TOTAL LAND VALUE - MARKET				236,040		
TOTAL MARKET VALUE				532,481		
SOH/AGL Deduction				115,980		
ASSESSED VALUE				416,501		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				365,090		
TOTAL JUST VALUE				752,359		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				751,765		
SALE:1:1: INCLUDED 02206-040 96.36 TOTAL ACRES						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000042197	Screen Enclosure	15,000	06/22/2021			
000041858	Electrical Serv	0	05/05/2021			
000041475	Roof Replacement	18,350	03/08/2021			
38678	ADDN SFR	0	10/01/2019			
21646	POOL	165	03/22/2004			
21128	SFR	538	10/02/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0893/1637	12/15/1999	WD	Q	V		188,900
GRANTOR: GLYNDA TURNER						
GRANTEE: ROBERT & ANDREA SMI						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W6 S36 FGR= W24 S28 E6 S2 E12 N2 E6 N28\$ S32 E21 N5 E3 FOP= S10 E15 N10 W15\$ E18 S5 E14 N13 E16 N32 W30 FSP= N6 W24 S22 E24 N16\$ S16 W24 N31 FSP= N8 W12 S8 E12\$ W12 N8\$ PTR= N30 FCP= N26 BAS= N14 W36 S14 E36\$ W36 S26 E36\$ S30\$.						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	2,400	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2004	2004	3	43	15,411	
3	0282	POOL ENCL	0	100	35	47	1,645.00	UT	15.00	15.00	100	2004	2004	3	40	9,870	
4	0166	CONC,PAVMT	0	100	0	0	9,564.00	UT	1.50	1.50	100	2004	2004	3	100	14,346	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	4,000	
6	0040	BARN,POLE	0	100	0	0	1,300.00	UT	2.50	2.50	100	2014	2014	3	100	3,250	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	

TOTAL OB/XF												59,777					
2872 NW BROWN RD, LAKE CITY																	

LAND DESCRIPTION				TOTAL OB/XF														59,777						
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	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	32.72	AC		1.00	1.00	1.00	280.00	280.00	9,162							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	32.72	AC		1.00	1.00	1.00	7,000.00	7,000.00	229,040							

TOTAL OB/XF												59,777					
2872 NW BROWN RD, LAKE CITY																	