

LOT 5 FAIRFIELD BROOK S/D & PART
FAIRFIELD BROOK S/D DESC AS: BEG
RUN S 54 DG E ALONG N LINE 56.20

SMITH DIANE
2494 NW BROWN RD
LAKE CITY, FL 32055-7001

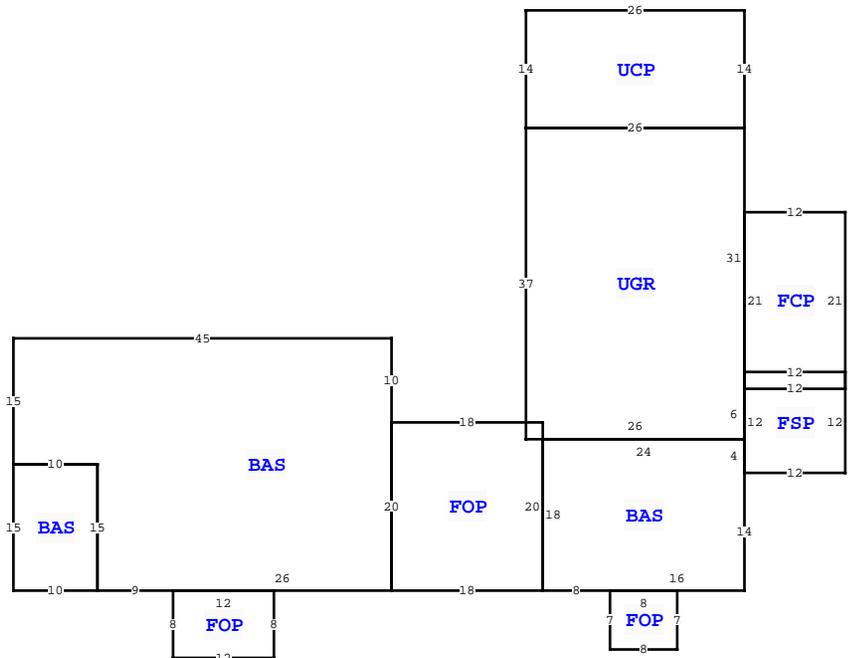
2026

20-3S-16-02206-005



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	08	WD OR PLY	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	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	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	02	02	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	20316.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	150	100		150	11,697
BAS	432	100		432	33,688
BAS	1,200	100		1,200	93,577
FCP	252	25		63	4,913
FOP	56	30		17	1,325
FOP	96	30		29	2,261
FOP	360	30		108	8,422
FSP	144	40		58	4,523
UCP	364	20		73	5,693
UGR	962	45		433	33,766
TOTALS	4,016			2,563	199,864

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%	- 2016								
Heated Area: 1782						HX Base Yr 2016					



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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,864
TOTAL MARKET OB/XF VALUE		16,400
TOTAL LAND VALUE - MARKET		54,900
TOTAL MARKET VALUE		271,164
SOH/AGL Deduction		98,575
ASSESSED VALUE		172,589
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		116,178
TOTAL JUST VALUE		271,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041780	Electrical Servic	0	04/22/2021
31348	MAINT/ALTR	0	08/14/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/0150	5/22/2015	WD	Q	I	01	150,000

GRANTOR: JACK & LINDA STEVENS						
GRANTEE: DEAN & DIANE SMITH						
1290/2631	3/12/2015	WD	U	I	30	100
GRANTOR: JACK & LINDA STEVENS						
GRANTEE: JACK & LINDA STEVEN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2026	MLU

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	200
2	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	2018	2018	3	100	3,800
3	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	2018	2018	3	100	2,000
4	0252	LEAN-TO W/	0	100	0	0		1.00	UT 1,600.00	1,600.00	100	2022	2021		100	1,600
5	0070	CARPORT UF	0	100	0	0		1.00	UT 4,900.00	4,900.00	100	2022	2021		100	4,900
6	0169	FENCE/WOOD	0	100	0	0		1.00	UT 1,400.00	1,400.00	100	2023	2022		100	1,400
7	0263	PRCH, USP	0	100	0	0		1.00	UT 2,500.00	2,500.00	100	2023	2022		100	2,500

LAND DESCRIPTION												TOTAL OB/XF												
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		A-1	0.00	0.00	1.83	AC		1.00	1.00	1.50	20,000.00	30,000.00	54,900							

REVIEW DATE																							
02/07/2023																							
BY ks																							
Total Acres: 1.83																							
Total Land Value: 54,900																							
Market: 0																							
Agricultural: 0																							
Common: 54,900																							
PRINTED 05/14/2026 BY SYS																							