

COMM NE COR OF NE1/4 OF SE1/4, R
 FT, S 942.58 FT FOR POB, CONT S
 48.50 FT, S 142.4 FT TO N R/W SR

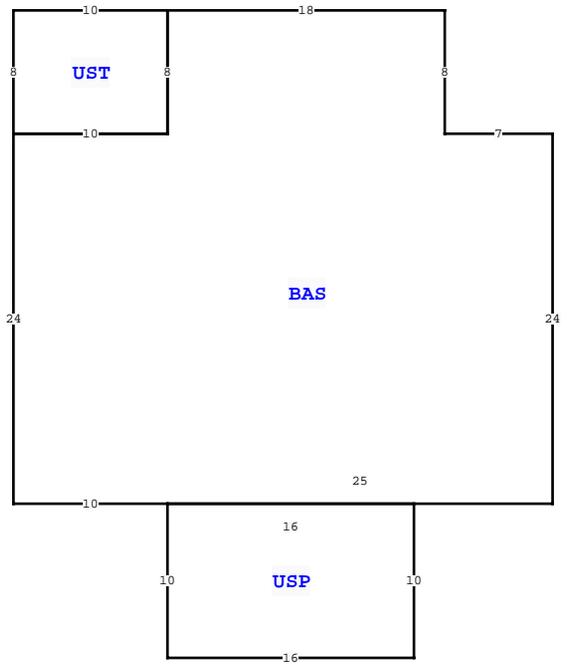
SMEDLEY RUBY C
 749 NE GUM SWAMP RD
 LAKE CITY, FL 32055

2026

20-3S-17-05377-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	20317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	984	100	
USP	160	35	
UST	80	45	
TOTALS	1,224		1,076

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%	- 1995	119.54	128,625	1955	1955	0	0	35.00	65.00
Heated Area: 984 HX Base Yr 1995											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			83,606
TOTAL MARKET OB/XF VALUE			4,280
TOTAL LAND VALUE - MARKET			33,440
TOTAL MARKET VALUE			121,326
SOH/AGL Deduction			77,325
ASSESSED VALUE			44,001
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			19,001
TOTAL JUST VALUE			121,326
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/0303	2/11/2019	LE U	I	I	14	100
GRANTOR: RUBY C SMEDLEY FNA(R)						
GRANTEE: CHRISTOPHER K YARBR						
1336/0623	5/04/2017	QC U	I	I	11	100
GRANTOR: ALLEN J SMEDLEY (A MA)						
GRANTEE: CHRISTOPHER KEITH Y						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/28/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W7 N8 W18 UST= W10 S8 E10 N8\$ S8 W10 S24 E10 USP= S10 E16 N10 W16\$ E25 N24\$.	

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	0260	PAVEMENT-A	0 100	12	400	4,800.00	UT	0.60	0.60	100	0	0	3	100	2,880	
2	0260	PAVEMENT-A	0 100	25	20	500.00	UT	0.60	0.60	100	0	0	3	100	300	
3	0294	SHED WOOD/	0 100	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0130	CLFENCE 5	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
TOTAL OB/XF															4,280	

LAND DESCRIPTION																								
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	3.52	AC		1.00	1.00	1.00	9,500.00	9,500.00	33,440							