BEG AT SE COR OF W1/2 OF SW1/4 O
FT W 821.54 FT, S 2652.72 FT, E
POB EX 5 AC DESC IN ORB 1117-275

SMITH WILLIAM
596 NE FROGS GLN
LAKE CITY, FL 32055

2027

21-2S-17-04756-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	21217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	39,400
TOTAL MARKET VALUE	1,753
SOH/AGL Deduction	0
ASSESSED VALUE	1,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,753
TOTAL JUST VALUE	39,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24973	SFR	555	09/14/2006
23607	M H	0	09/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/1054	7/30/2026	LE	U	I	14	100
GRANTOR: SMITH WILLIAM S (ENH						
GRANTEE: SMITH WYATT A (RMDR						
1406/0533	2/20/2020	WD	U	V	37	120,000
GRANTOR: FRED W MYERS						
GRANTEE: WILLIAM SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0		00	0.00	0.00	3.94	AC		1.00	1.00	1.00	445.00	445.00	1,753							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.94	AC		1.00	1.00	1.00	10,000.00	10,000.00	39,400							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 3.94 Total Land Value: 1,753 Market: 39,400 Agricultural: 1,753 Common: 0 PRINTED 11/17/2026 BY SYS