

BEG AT SE COR OF W1/2 OF SW1/4 OF SEC, RUN N 2652.03 FT W 821.54 FT, S 2652.72 FT, E

SMITH WILLIAM  
596 NE FROGS GLN  
LAKE CITY, FL 32055

2026

21-2S-17-04756-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 29,550											
																				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 1406/0533 2/20/2020 WD U V 37 120,000 GRANTOR: FRED W MYERS GRANTEE: WILLIAM SMITH 1230/2384 3/01/2012 WD U V 12 85,500 GRANTOR: COLUMBIA BANK GRANTEE: FRED W MYERS											
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															BLD DATE	LGL DATE	05/08/2026	MLU								
															XF DATE	LAND DATE	07/27/2022	SPF													
															INC 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															
																	TOTALS														
EXTRA FEATURES																															
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/10/2026 BY SYS																															