COMM SE COR OF NE1/4 OF NW1/4, R
POB, CONT W 651.45 FT, N 1337.86
FT, S 630 FT, E 210 FT, S 711.91

SMITH LUCY C
544 SW TUNSIL ST
LAKE CITY, FL 32024

2027

23-4S-16-03096-003

BUILDING CHARACTERISTICS

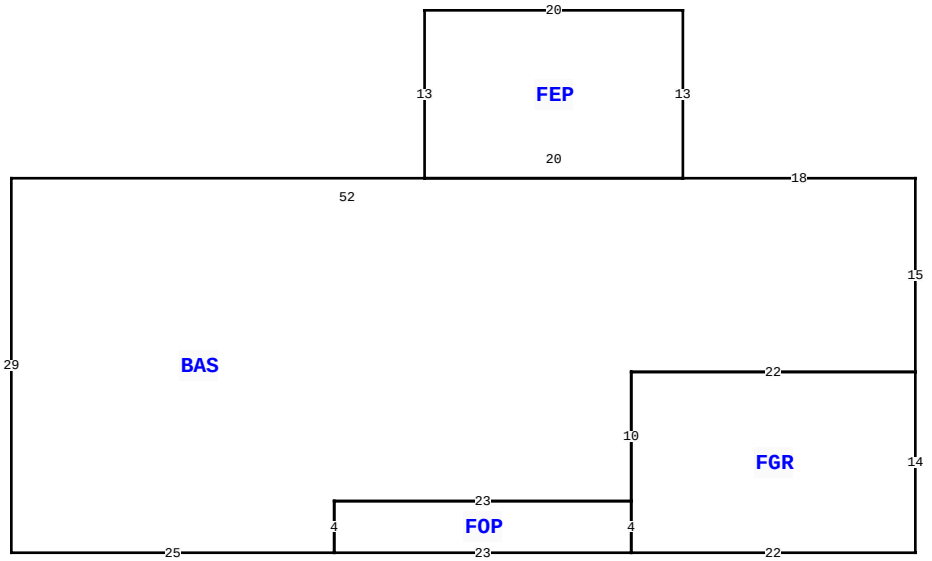
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100		1,630	132,829
FEP	260	80		208	16,950
FGR	308	55		169	13,772
FOP	92	30		28	2,282
TOTALS	2,290			2,035	165,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,035	113.9750	125.37	255,128	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1630 HX Base Yr



544 SW TUNSIL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0031	BARN,MT AE	0	100	22	22	484.00	UT	4.00	4.00	100	0	0	3	100	1,936	
4	0040	BARN,POLE	0	100	20	30	600.00	UT	2.50	2.50	50	1993	1993	3	50	750	
5	0296	SHED METAL	0	100	14	18	252.00	UT	2.00	2.00	50	1993	1993	3	50	252	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,833
TOTAL MARKET OB/XF VALUE		5,088
TOTAL LAND VALUE - MARKET		116,500
TOTAL MARKET VALUE		179,901
SOH/AGL Deduction		70,187
ASSESSED VALUE		109,714
TOTAL EXEMPTION VALUE	HX HB 98	109,714
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		287,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33250	REMODEL	280	08/06/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/810	7/25/2023	LE	U	I	14	100
GRANTOR: SMITH LUCY C (ENH LE)						
GRANTEE: COOKS TALLEY (RMDR)						
1495/1708	7/25/2023	LE	U	I	14	100
GRANTOR: SMITH LUCY C						
GRANTEE: SMITH MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FEP= N13 W20 S13 E20$ W52 S29 E25 FOP= E23 N4 W23 S4$ N4 E23 FGR= S4 E22 N14 W22 S10$ N10 E22 N15$.

LAND DESCRIPTION

TOTAL OB/XF 5,088

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	280.00	280.00	4,480							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	112,000							

REVIEW DATE 02/26/2025 BY KS Total Acres: 17.00 Total Land Value: 8,980 Market: 112,000 Agricultural: 4,480 Common: 4,500 PRINTED 11/17/2026 BY SYS