

COMM NW COR OF S1/2 OF SEC, RUN
S 882.74 FT TO POB, RUN E 940.96
480.11 FT, W 889.65 FT TO C/L OF

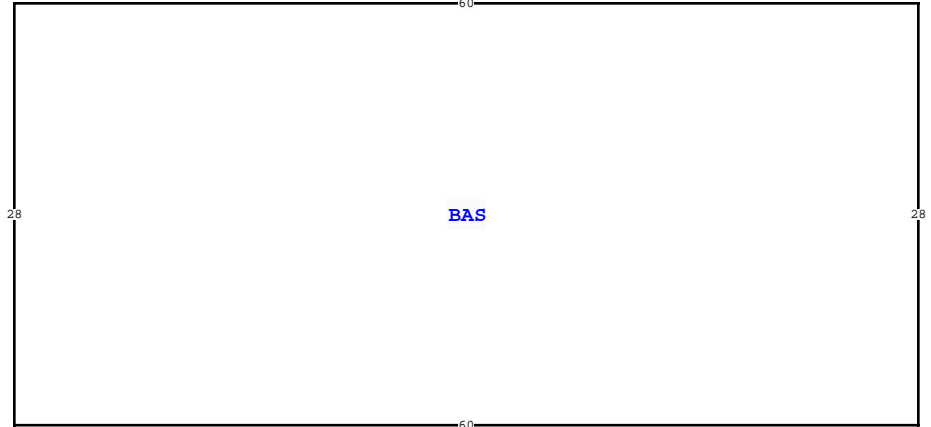
SMITH NATHAN L/GRETCHIN MICHELE I
2573 SW SPRUCE RD
LAKE CITY, FL 32024-5007

2026

25-5S-15-00479-315


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25515.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,680	100	
TOTALS	1,680		100,670

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2016									
				Heated Area: 1680				HX Base Yr	2016			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			100,670
TOTAL MARKET OB/XF VALUE			15,500
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			226,280
SOH/AGL Deduction			159,970
ASSESSED VALUE			66,310
TOTAL EXEMPTION VALUE	HX HB VX SX	66,310	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			226,280
NCON VALUE			2,800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			208,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/0040	11/04/2015	WD	Q	I	01	91,000
GRANTOR: ROBERT & MARINA WEIR						
GRANTEE: NATHAN L SMITH & MI						
1018/2957	6/11/2004	WD	U	V	07	45,000
GRANTOR: DAVID MANGRUM & GEORG						
GRANTEE: ROBERT E JR & MARIN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W60 S28 E60 N28\$.	

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	0031	BARN,MT AE	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	5,000	
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	400	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0030	BARN,MT	0	100	0	0	UT	2,800.00	2,800.00	100	2026	2025		100	2,800	
TOTALS													15,500			

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110								