

LOT 19 FAIRWAY VIEW UNIT 4.
622-512, 638-715, 695-97, 728-
469, 766-873, WD 1039-2524,

SMITHY TIA L
1051 NW FRONTIER DR
LAKE CITY, FL 32055

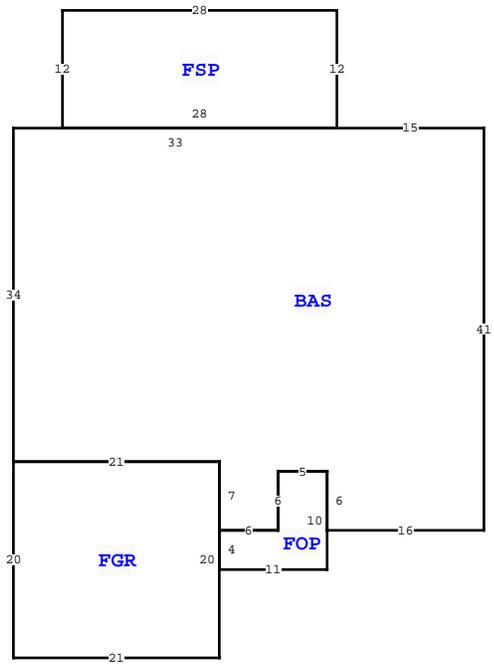
2026

26-3S-16-02308-096



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,791	100	
FGR	420	55	
FOP	74	30	
FSP	336	40	
TOTALS	2,621		

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%	- 2020		297,428	1988	1990	0	0	35.00	65.00
				Heated Area: 1791			HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			193,328
TOTAL MARKET OB/XF VALUE			8,920
TOTAL LAND VALUE - MARKET			29,750
TOTAL MARKET VALUE			231,998
SOH/AGL Deduction			100,304
ASSESSED VALUE			131,694
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			80,283
TOTAL JUST VALUE			231,998
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,850
SALE:2:1: LO1 19, FAIRWAY VIEW S/D UNIT 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/1154	11/08/2016	WD	Q	I	01	149,000
GRANTOR: FAY E ROBINSON						
GRANTEE: TIA L SMITHY						
1039/2524	2/03/2005	WD	Q	I		171,000
GRANTOR: RICHARD & EVONDA DEKL						
GRANTEE: FAY E ROBINSON						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,830	
3	0060	CARPORT F	0	100	18	21	378.00	UT	5.00	5.00	100	1993	1993	3	100	1,890	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
5	0251	LEAN TO W/	0	100	10	20	200.00	UT	4.00	4.00	100	2009	2009	3	100	800	
6	0296	SHED METAL	0	100	10	20	200.00	UT	11.00	11.00	50	2009	2009	3	50	1,100	
7	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
TOTALS															8,920		

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							