LOT 29 FAIRWAY VIEW UNIT 4.
WD 1038-1097, WD 1073-1707, DC 1

SMITH LYNN STEPHEN/SMITH BETTY HARLENE
132 NW BROOKSAGE CT
LAKE CITY, FL 32055

2027

26-3S-16-02308-106

BUILDING CHARACTERISTICS

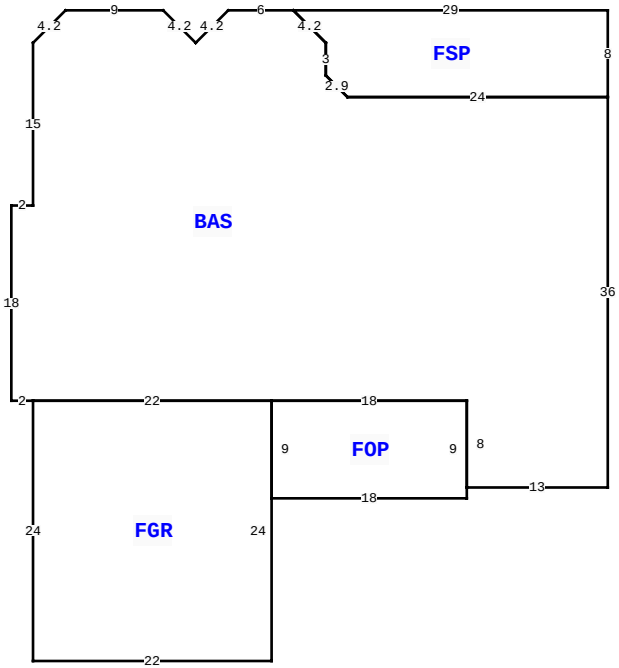
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100		1,824	196,920
FGR	528	55		290	31,308
FOP	162	30		49	5,290
FSP	211	40		84	9,069
TOTALS	2,725			2,247	242,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,247	123.3452	135.68	304,873	2006	2006	0	0	0	20.43	79.57

1 SINGLE FAM 0% - 2026 Heated Area: 1824 HX Base Yr



132 NW BROOMSAGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	0	0	0	1,589.00	UT	2.50	2.50	100	2006	2006	3	100	3,973	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	242,587
TOTAL MARKET OB/XF VALUE	3,973
TOTAL LAND VALUE - MARKET	29,750
TOTAL MARKET VALUE	276,310
SOH/AGL Deduction	0
ASSESSED VALUE	276,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,310
TOTAL JUST VALUE	276,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056262	Storage Building	5,777	08/04/2026
000056050	Generator		07/08/2026
000053905	Remodel	4,800	08/26/2025
000052953	Roof Replacement	16,400	04/28/2025
23015	SFR	521	04/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1425	2/24/2026	WD	Q	I	01	345,000
GRANTOR: RATLIFF BARBARA						
GRANTEE: SMITH LYNN STEPHEN						
1073/1707	2/07/2006	WD	Q	I		175,000
GRANTOR: THOMAS EAGLE AND SHIR						
GRANTEE: RONALD AND BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W6 D3L3 U3L3 W9 D3L3 S15 W2 S18 E2 E22 E18 S8 E13 N36 W24 U2L2 N3 U3L3 $
FGR=[ORIG=-24,36] S24 E22 N24 W22 $
FSP=[ORIG=29,8] N8 W29 D3R3 S3 D2R2 E24 $
FOP=[ORIG=-2,36] S9 E18 N9 W18 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,973

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 08/03/2026 BY kellen Total Acres: 0.51 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/17/2026 BY SYS