BEG SE COR OF NE1/4, RUN W
1834.6 FT, N 1325.51 FT, E
499.63 FT, N 1282.71 FT TO S

SMITHEY JAMES R
3454 SW CR 242
LAKE CITY, FL 32024

2027

28-4S-16-03223-000

BUILDING CHARACTERISTICS

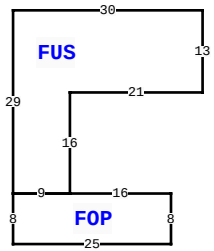
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 01
NEIGHBORHOOD/LOC	28416.00	1.00/

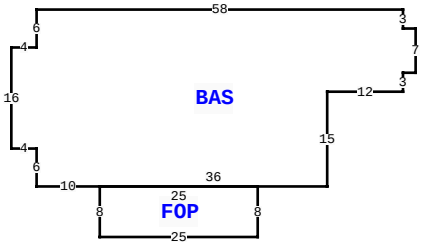
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100		1,522	119,042
FOP	200	30		60	4,693
FOP	200	30		60	4,693
FUS	534	100		534	41,766
TOTALS	2,456			2,176	170,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	109.3869	120.33	261,838	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2056 HX Base Yr





BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

3484 SW COUNTY ROAD 242 , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,195
TOTAL MARKET OB/XF VALUE		23,663
TOTAL LAND VALUE - MARKET		216,000
TOTAL MARKET VALUE		209,669
SOH/AGL Deduction		58,065
ASSESSED VALUE		151,604
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,193
TOTAL JUST VALUE		409,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S6 W4 S16 E4 S6 E10 FOP= S8 E25 N8 W25$ E36 N15 E12 N3 E2 N7 W2 N3$ PTR= N30 FOP= N8 W16 FUS= N16 E21 N13 W30 S29 E9$ W9 S8 E25$ S30$.

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	0080	DECKING	0	100	0	0	811.00	UT	1.00	1.00	100	0	0	3	100	811	
2	0060	CARPORT F	0	100	0	0	1,152.00	UT	3.75	3.75	70	1993	1993	3	70	3,024	
3	0040	BARN,POLE	0	100	0	0	2,200.00	UT	2.10	2.10	100	2007	2007	3	100	4,620	
4	0040	BARN,POLE	0	100	0	0	384.00	UT	2.25	2.25	100	2007	2007	3	100	864	
5	0294	SHED WOOD/	0	100	0	0	576.00	UT	6.00	6.00	100	2007	2007	3	100	3,456	
6	0040	BARN,POLE	0	100	0	0	3,950.00	UT	2.25	2.25	100	2007	2007	3	100	8,888	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 23,663

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	6,000.00	6,000.00	6,000							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	35.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	210,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.00	280.00	280.00	6,720							
4	5600	A	TIMBER 3	0		A-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	281.00	281.00	3,091							

REVIEW DATE 07/17/2019 BY BC Total Acres: 36.00 Total Land Value: 15,811 Market: 210,000 Agricultural: 9,811 Common: 6,000 PRINTED 11/17/2026 BY SYS