BEG SE COR OF SW1/4 OF NE1/4,
W 497.50 FT, N 1325.51 FT TO N
LINE OF SW1/4 OF NE1/4, E

SMITHEY JAMES RHETT/SMITHEY JANICE B
3484 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2027

28-4S-16-03223-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	7,085
SOH/AGL Deduction	0
ASSESSED VALUE	7,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,085
TOTAL JUST VALUE	150,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/1964	8/31/2015	WD	U	V	11	0
GRANTOR: BRYAN B & ROBIN M SMI						
GRANTEE: JAMES RHETT & JANIC						
1300/1960	8/28/2015	WD	U	V	11	100
GRANTOR: JAMES RHETT SMITHEY &						
GRANTEE: BRYAN B SMITHEY & R						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	280.00	280.00	3,080							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	150,000							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 20.00 Total Land Value: 7,085 Market: 150,000 Agricultural: 7,085 Common: 0 PRINTED 11/17/2026 BY SYS