

COMM INTERS W LINE OF SE1/4 OF S
CR-349, RUN E 50 FT CONT E 200 F
CONT E 200 FT, S 217.80 FT, W 20

SMITH WILLIAM DAVID LONDON III/PARRISH MEGAN KALEI
2800 SW COUNTY ROAD 349
LAKE CITY, FL 32024

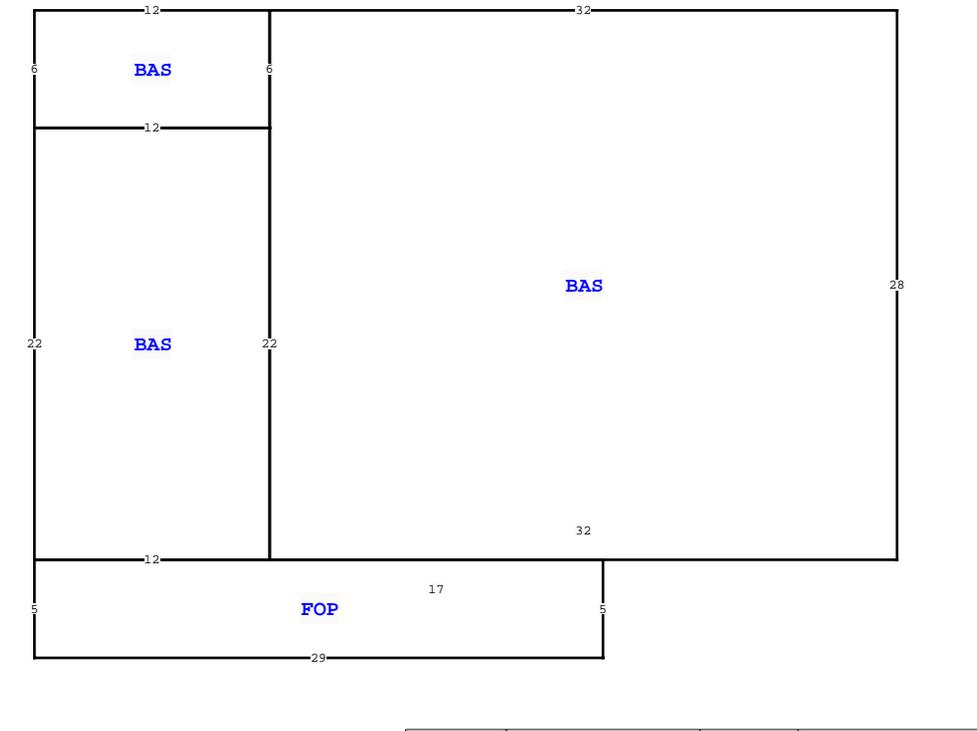
2026

29-5S-17-09446-000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,276	119.0000	135.66	173,102	1966	2015		0	0	10.00	90.00		



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	29517.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	8,791
BAS	264	100		264	32,233
BAS	896	100		896	109,396
FOP	145	30		44	5,372
TOTALS	1,377			1,276	155,792

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	155,792			
TOTAL MARKET OB/XF VALUE	16,180			
TOTAL LAND VALUE - MARKET	18,000			
TOTAL MARKET VALUE	189,972			
SOH/AGL Deduction	0			
ASSESSED VALUE	189,972			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	138,561			
TOTAL JUST VALUE	189,972			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	135,546			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050389	Electrical Servic	0	07/18/2024
20868	M H	125	07/15/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2794	5/13/2025	WD	Q	I	01	299,000
GRANTOR: KING TRAVIS DAVID						
GRANTEE: SMITH WILLIAM DAVID						
1238/2001	7/05/2012	WD	U	I	40	75,000
GRANTOR: MARSHALL WEAVER						
GRANTEE: TRAVIS D KING & AMA						

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	0210	GARAGE U	0	100	24	40	UT	10.00	10.00	100	0	0	3	100	9,600	
2	0294	SHED WOOD/	0	100	11	16	UT	5.00	5.00	100	0	0	3	100	880	
3	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	2,500	

2800 SW COUNTY ROAD 349 , LAKE CITY										BLD DATE		LGL DATE		
										XF DATE		LAND DATE	05/08/2026	
										INC DATE		AG DATE	MLU	
TOTAL OB/XF														16,180

BUILDING NOTES													
BAS=[ORIG=0,0] W32 S6 S22 E32 N28 \$													
BAS=[ORIG=-32,6] W12 S22 E12 N22 \$													
FOP=[ORIG=-32,28] W12 S5 E29 N5 W17 \$													
BAS=[ORIG=-32,0] W12 S6 E12 N6 \$													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W32 S6 S22 E32 N28 \$													
BAS=[ORIG=-32,6] W12 S22 E12 N22 \$													
FOP=[ORIG=-32,28] W12 S5 E29 N5 W17 \$													
BAS=[ORIG=-32,0] W12 S6 E12 N6 \$													

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							