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 LANDON III/PARRISH MEGAN KALEI
2800 SW COUNTY ROAD 349
LAKE CITY, FL 32024

2027

29-5S-17-09446-000

BUILDING CHARACTERISTICS

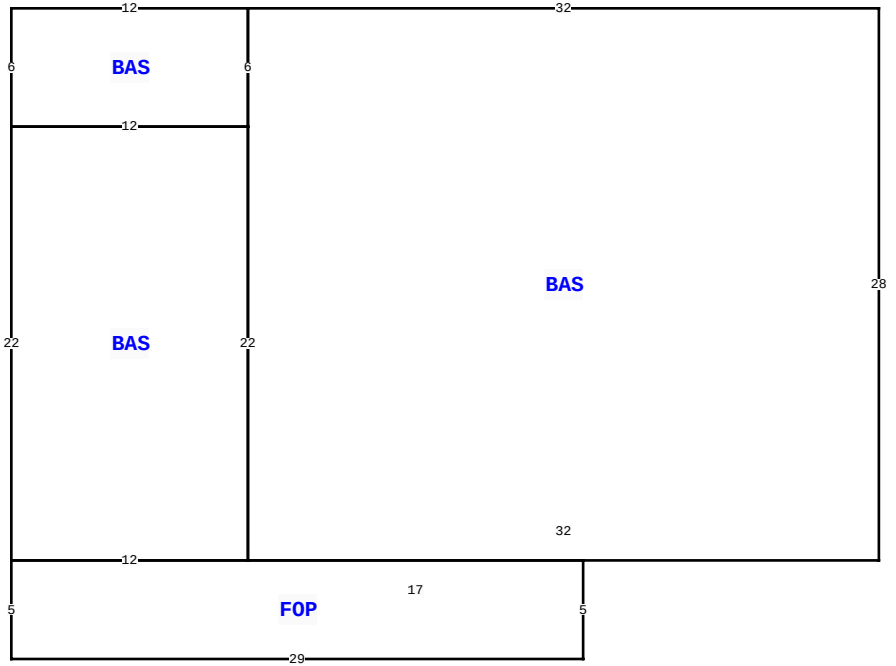
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	8,483
BAS	264	100		264	31,102
BAS	896	100		896	105,557
FOP	145	30		44	5,184
TOTALS	1,377			1,276	150,325

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	130.90	167,028	1966	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2026 Heated Area: 1232 HX Base Yr 2026



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

2800 SW COUNTY ROAD 349 , LAKE CITY

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	0210	GARAGE U	0	100	24	40	960.00	UT	20.00	20.00	100	0	0	3	100	19,200	
2	0294	SHED WOOD/	0	100	11	16	176.00	UT	10.00	10.00	100	0	0	3	100	1,760	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,325
TOTAL MARKET OB/XF VALUE		26,660
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		194,985
SOH/AGL Deduction		0
ASSESSED VALUE		194,985
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,574
TOTAL JUST VALUE		194,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,718

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						

BUILDING NOTES

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 26,660

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	18,000.00	18,000.00	18,000							

REVIEW DATE 08/20/2025 BY TP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS