

COMM SE COR OF NE1/4 OF NE1/4, R
S 2681.62 FT FOR POB, CONT S 702
N R/W US-90, NW ALONG R/W 340.15

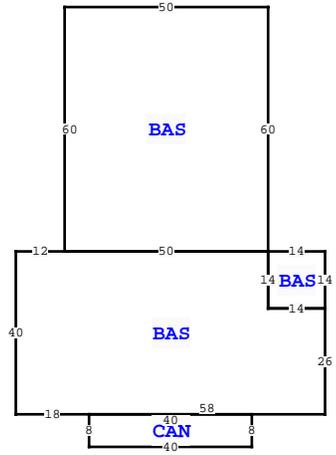
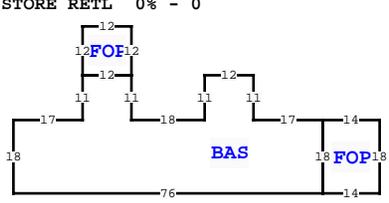
SMITH ROBERT DALLAS/SMITH ANDREA G
2872 NW BROWN RD
LAKE CITY, FL 32055

2026

30-3S-16-02398-102

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	15	HARDTILE 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		4 100	
Frame	02	WOOD FRAME 100	
Story Height		8 100	
RMS		3 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	5010 IMP AG/COMMERCIAL		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	196	100	
BAS	1,632	100	
BAS	2,844	100	
BAS	3,000	100	
CAN	320	30	
FOP	144	30	
FOP	252	30	
TOTALS	8,388		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STORE RETL	0%	0								
Heated Area: 7672 HX Base Yr											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				292,544		
TOTAL MARKET OB/XF VALUE				23,874		
TOTAL LAND VALUE - MARKET				138,150		
TOTAL MARKET VALUE				348,437		
SOH/AGL Deduction				0		
ASSESSED VALUE				348,437		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				348,437		
TOTAL JUST VALUE				454,568		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				438,489		
SALE:2:1: SALE FOR 3.78 AC VAC PROP						
XFOB:2:1: PAVEMENT FOR THE BUSINESS						
LAND:2:1: AG OK PER DOYLE CREWS						
LAND:1:1: MAIN USE OF BLDG-COMMERCIAL:NO AE/Y FOR						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000053788	Signs - New or Ex	12,000	08/06/2025			
22861	ADDN COMM	500	03/02/2005			
12284	COMMERCIAL	445	03/17/1997			
12034	PUMP/UTPOL	30	01/23/1997			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1005/2945	1/27/2004	TD	U	V	07	37,800
GRANTOR: D CRAPPS & R BOWDOIN						
GRANTEE: ROBERT D & ANDREA G						
0830/0244	10/28/1996	WD	Q	V		40,000
GRANTOR: JAMES JONES						
GRANTEE: ROBERT SMITH						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W12 S40 E18 CAN= S8 E40 N8 W40\$ E58 N26 BAS= N14 W14 S14 E14\$ W14 N14 BAS= N60 W50 S60 E50\$ W50 PTR= N70 FOP= N18 W14 BAS= W17 N11 W12 S11 W18 N11 FOP= N12 W12 S12 E12\$ W12 S11 W17 S18 E76 N18\$ S18 E14\$ S70\$.						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	576.00	UT	1.50	1.50	100
2	0260	PAVEMENT-A	0	0	0	0	4,200.00	UT	0.90	0.90	100
3	0166	CONC, PAVMT	0	0	4	80	320.00	UT	2.00	2.00	100
4	0296	SHED METAL	0	0	19	48	1.00	UT	0.00	0.00	100
5	0294	SHED WOOD/	0	0	16	14	448.00	UT	7.50	7.50	100
6	0263	PRCH, USP	0	0	12	20	240.00	UT	5.00	5.00	100
7	0251	LEAN TO W/	0	0	14	10	140.00	UT	3.00	3.00	100
8	0020	BARN, FR	0	0	36	75	2,700.00	UT	14.00	14.00	25
9	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100
10	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100

LAND DESCRIPTION												TOTAL OB/XF				23,874								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.21	AC		1.00	1.00	1.00	280.00	280.00	2,019							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	7.21	AC		1.00	1.00	1.00	15,000.00	15,000.00	108,150							