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

2027

30-3S-16-02398-102

BUILDING CHARACTERISTICS

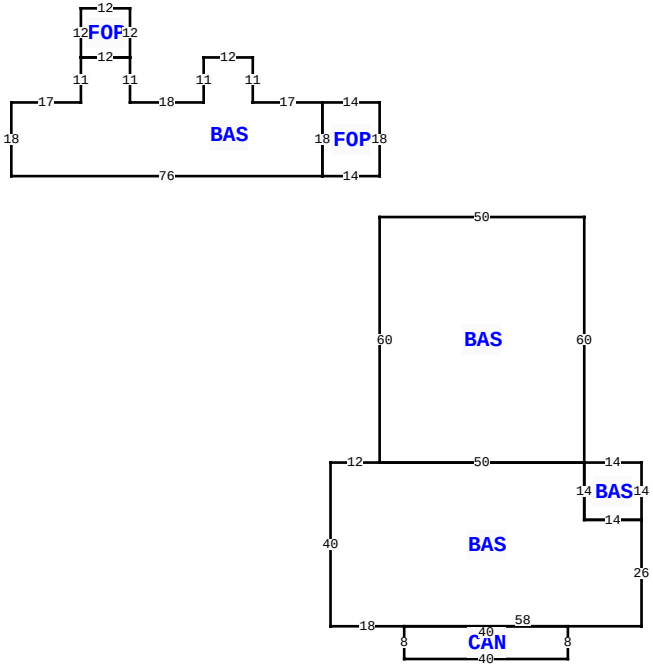
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	196	100		196	6,647
BAS	1,632	100		1,632	55,345
BAS	2,844	100		2,844	96,446
BAS	3,000	100		3,000	101,736
CAN	320	30		96	3,256
FOP	144	30		43	1,458
FOP	252	30		76	2,578
TOTALS	8,388			7,887	267,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	7,887	88.3200	56.52	445,773	1997	1997	0	0	0	40.00	60.00

1 STORE RETL 0% - 0 Heated Area: 7672 HX Base Yr



7017 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	267,464
TOTAL MARKET OB/XF VALUE	23,874
TOTAL LAND VALUE - MARKET	138,150
TOTAL MARKET VALUE	323,357
SOH/AGL Deduction	0
ASSESSED VALUE	323,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,357
TOTAL JUST VALUE	429,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,488

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

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	0166	CONC,PAVMT	0	0	0	0	576.00	UT	1.50	1.50	100	1997	1997	3	100	864	
2	0260	PAVEMENT-A	0	0	0	0	4,200.00	UT	0.90	0.90	100	1997	1997	3	100	3,780	
3	0166	CONC,PAVMT	0	0	4	80	320.00	UT	2.00	2.00	100	2005	2005	3	100	640	
4	0296	SHED METAL	0	0	19	48	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,660	
5	0294	SHED WOOD/	0	0	16	14	448.00	UT	7.50	7.50	100	2005	2005	3	100	3,360	
6	0263	PRCH,USP	0	0	12	20	240.00	UT	5.00	5.00	100	2005	2005	3	100	1,200	
7	0251	LEAN TO W/	0	0	14	10	140.00	UT	3.00	3.00	100	2005	2005	3	100	420	
8	0020	BARN,FR	0	0	36	75	2,700.00	UT	14.00	14.00	25	2005	2005	3	25	9,450	
9	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
10	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 23,874

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	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							

REVIEW DATE 11/07/2025 BY mark Total Acres: 9.21 Total Land Value: 32,019 Market: 108,150 Agricultural: 2,019 Common: 30,000 PRINTED 11/17/2026 BY SYS