

COMM NE COR OF SW1/4 OF SW1/4, S
E 120 FT, S 363 FT, W 120 FT, N
& COMM NW COR OF SE1/4 OF SW1/4,

SMITH DIANE/MCCRARY JACKIE
2494 NW BROWN RD
LAKE CITY, FL 32055

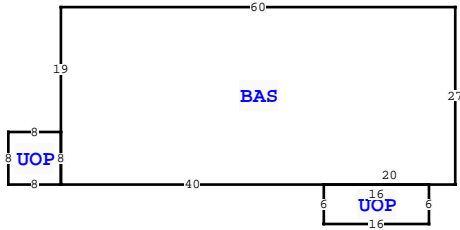
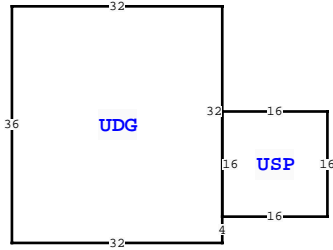
2026

30-3S-16-02411-008



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
UDG	1,152	60	
UOP	64	25	
UOP	96	25	
USP	256	35	
TOTALS	3,188		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,441	113.9000	68.34	166,818	1996	1996		0	0	60.00	40.00	
1 MOBILE HME 0% - 2025 Heated Area: 1620 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Building Market Value	66,727	
	TOTAL MARKET OB/XF VALUE	9,008	
	TOTAL LAND VALUE - MARKET	31,472	
	TOTAL MARKET VALUE	107,207	
	SOH/AGL Deduction	28,142	
	ASSESSED VALUE	79,065	
	TOTAL EXEMPTION VALUE	0	
	BASE TAXABLE VALUE	79,065	
	TOTAL JUST VALUE	107,207	
	NCON VALUE	0	
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE	71,877	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10123	M H	125	08/25/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/2051	4/29/2024	WD	U	I	36	125,000

GRANTOR: ALLISON LAURENCE P	GRANTEE: SMITH DEAN					
1316/2648	6/15/2016	WD	U	I	30	100
GRANTOR: ELIZABETH M GLASS	GRANTEE: ELIZABETH M GLASS &					

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[ORIG=0,0] W60 S19 S8 E40 E20 N27 \$ UDG=[ORIG=0,-30] N4 N32 W32 S36 E32 \$ USP=[ORIG=0,-34] E16 N16 W16 S16 \$ UOP=[ORIG=-20,27] S6 E16 N6 W16 \$ UOP=[ORIG=-60,19] W8 S8 E8 N8 \$ PTR=[ORIG=0,0] N30 S30 \$	

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	0	16	17	UT	1.50	1.50	100	2000	2000	3	100	408	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION		TOTAL OB/XF														9,008								
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	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.70	16,000.00	11,200.00	11,200							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.81	AC		1.00	1.00	0.70	16,000.00	11,200.00	20,272							