

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

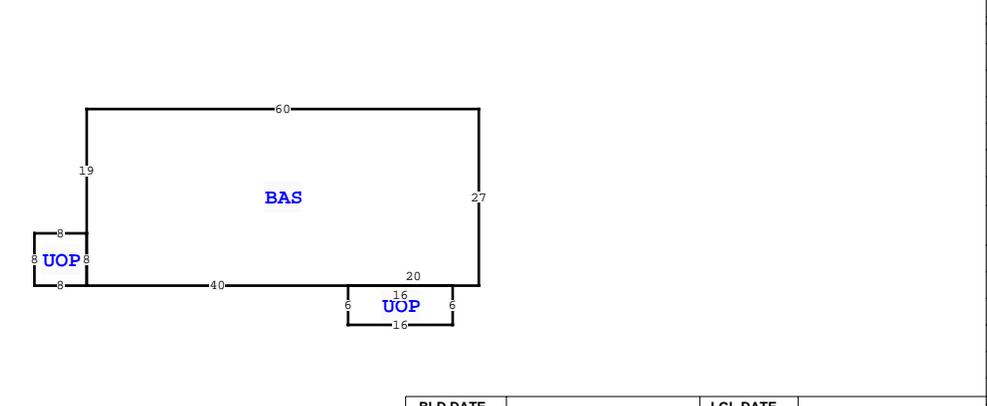
2026

30-3S-16-02411-008



ELEMENT	CD	CONSTRUCTION
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
Architectural	01	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	AP	NORM	% COND	
0800	02	2,441	113.9000	71.76	175,166	1996	1996		0	0	20	60.00	20.00



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	23,250
UDG	1,152	60		691	9,917
UOP	64	25		16	230
UOP	96	25		24	344
USP	256	35		90	1,292
TOTALS	3,188			2,441	35,033

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	272.00	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	

174 SW MCELROY CT, LAKE CITY	BLD DATE	LGL DATE	04/21/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		
<b>TOTAL OB/XF 9,008</b>				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			35,033
TOTAL MARKET OB/XF VALUE			9,008
TOTAL LAND VALUE - MARKET			31,472
TOTAL MARKET VALUE			75,513
SOH/AGL Deduction			0
ASSESSED VALUE			75,513
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			75,513
TOTAL JUST VALUE			75,513
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 \$

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							