

COMM SW COR OF NW1/4 OF SW1/4, R  
TO SW R/W SR-47, NE ALONG R/W 31  
FT FOR POB, CONT E 911.88 FT, S

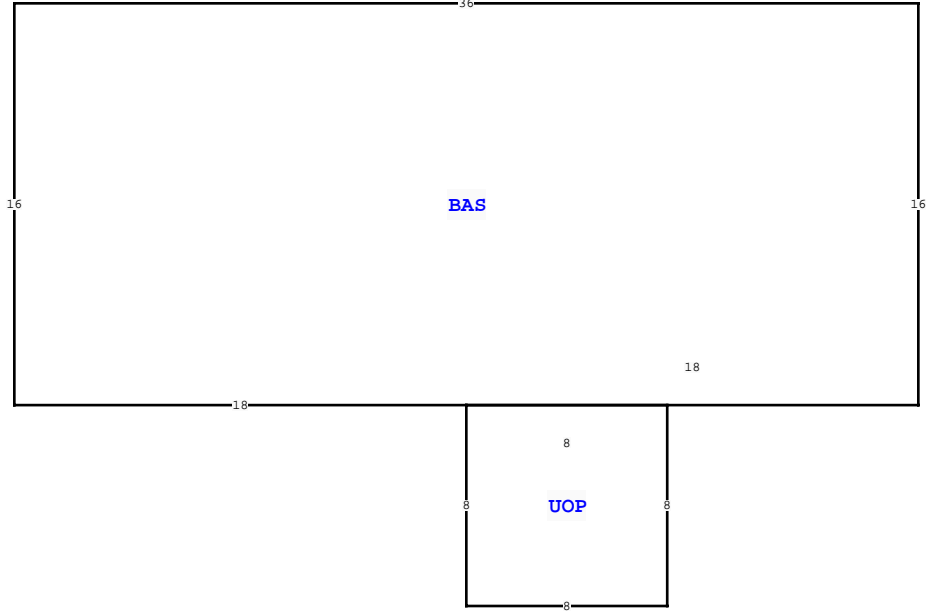
SMITH SHERRIE ANN ROYALS  
194 SW GEMSTONE GLN  
LAKE CITY, FL 32024

2026

30-4S-17-08900-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	02	SHED 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	01	NONE 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architctual	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	576	100	
UOP	64	20	
TOTALS	640		589 10,404

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	589	39.4320	44.16	26,010	1978	1978	0	0	25	35.00	40.00
1 SINGLE FAM 100% - 2018 Heated Area: 576 HX Base Yr 2018												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			22,293
TOTAL MARKET OB/XF VALUE			3,730
TOTAL LAND VALUE - MARKET			42,840
TOTAL MARKET VALUE			68,863
SOH/AGL Deduction			16,012
ASSESSED VALUE			52,851
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			27,851
TOTAL JUST VALUE			68,863
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			68,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6977	M H	60	03/26/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/1259	2/23/2022	WD	U	I	11	100
GRANTOR: WILLEY WILLIAM C						
GRANTEE: ROYALS SHERRIE ANN						
1452/2605	11/19/2021	QC	U	I	11	100
GRANTOR: STALVEY CHERYL DIANE						
GRANTEE: ROYALS SHEERIE ANN						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0255	MBL HOME S	0	100	12	40	480.00	UT	1.00	1.00	100	1994	1994	3	100	480	
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	86	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

TOTAL OB/XF												3,730					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/10/2025	MLU										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W36 S16 E18 E18 N16 \$											
UOP=[ORIG=-18,16] S8 E8 N8 W8 \$											
PTR=[ORIG=0,0] N30 S30 \$											

LAND DESCRIPTION												TOTAL OB/XF												
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	0100	C	SFR	86		A-1	0.00	0.00	3.76	AC		1.00	1.00	1.00	9,000.00	9,000.00	33,840							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

