

BEG SE COR OF LOT 55 CATALINA S/
E LINE OF LOT 55 A DIST OF 195
106.37 FT, N 28 DEG E 257.67 FT

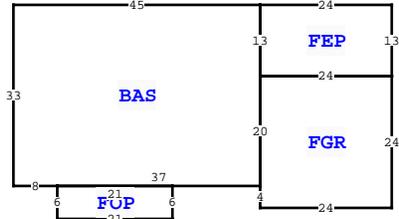
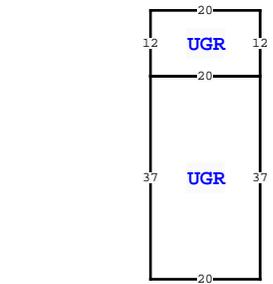
SMITH MARLIE JENNIFER/SMITH STEVEN DARRON JOHN
339 SE SABLE LN
LAKE CITY, FL 32025

2026

34-3S-17-07017-002
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.040	1.00/	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,531	110.5440	123.81	313,363	1996	1996	0	0	35.00	65.00
1 SINGLE FAM			100% - 2022	Heated Area: 1485			HX Base Yr 2022				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100		1,485	119,508
FEP	312	80		250	20,119
FGR	576	55		317	25,511
FOP	126	30		38	3,058
UGR	240	45		108	8,691
UGR	740	45		333	26,799
TOTALS	3,479			2,531	203,686

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	0166	CONC, PAVMT	0	100	0	0	0	1,664.00	UT 1.50	1.50	100	1996	1996	3	100	2,496
2	0296	SHED METAL	0	100	15	15		225.00	UT 5.00	5.00	100	1996	1996	3	100	1,125
3	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2012	2012	3	100	1,200
4	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100	2018	2018	3	100	300

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	100		00	0.00	0.00	2.28	AC		1.00	1.00	0.85	15,000.00	12,750.00	29,070							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	203,686		
TOTAL MARKET OB/XF VALUE	5,121		
TOTAL LAND VALUE - MARKET	29,070		
TOTAL MARKET VALUE	237,877		
SOH/AGL Deduction	74,922		
ASSESSED VALUE	162,955		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	111,544		
TOTAL JUST VALUE	237,877		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	240,070		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048542	Roof Replacement	13,000	10/31/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1511	6/30/2021	WD Q	Q	I	01	254,000
GRANTOR: WATSON DONALD						
GRANTEE: SMITH MARLIE JENNIF						
1368/1432	9/11/2018	WD Q	Q	I	01	165,000
GRANTOR: DONNIE R & MARYLYN S						
GRANTEE: DONALD & LORIS WATS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W45 S33 E8 FOP= S6 E21 N6 W21\$ E37 FGR= S4 E24 N24 W24 S20\$ N20 FEP= E24 N13 W24 S13\$ N13\$ PTR= N30 UGR= N37 UGR= N12 W20 S12 E20\$ W20 S37 E20\$ S30\$.	