

N DIV: LOTS 8, 9 & 10 BLOCK E, N
390-685, 870-854, DC 870-857, DC

MORGAN-BROWN LAKWANZA/BROWN TYRONE
515 NE LEON ST
LAKE CITY, FL 32055

2026

00-00-00-11777-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM				MKT AREA	07
NEIGHBORHOOD/LOC		830317.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100		1,802	64,018
UGR	918	45		413	14,672
UOP	80	20		16	569

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		*RSF	357.00	105.00	16,485.00	SF	

MARKET ADJUSTMENTS

TYPE 0100 MDL 01 EFF. AREA 2,231 TOT ADJ PTS 105.7300 EFF. BASE RATE 118.42 REPL. COST NEW 264,195 AYB 1982 EYB 1982 ECON 10 FNCT 0 AP 25 NORM 35.00 % COND 30.00

1 SINGLE FAM 100% - 2021 Heated Area: 1802 HX Base Yr 2021

27 53 34 34 27 53 10 8 10 8

UGR BAS UOP

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

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	

TOTAL OB/XF											
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1	0100	C	SFR	100			*RSF	357.00	105.00	16,485.00	SF

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	79,258		
TOTAL MARKET OB/XF VALUE	750		
TOTAL LAND VALUE - MARKET	7,006		
TOTAL MARKET VALUE	87,014		
SOH/AGL Deduction	20,663		
ASSESSED VALUE	66,351		
TOTAL EXEMPTION VALUE	HX HB 41,351		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	87,014		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	87,014		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1425/2199	12/08/2020	WD	Q	I	01	68,000	
GRANTOR: REED FREDRICK HENRY							
GRANTEE: MORGAN-BROWN LAKWAN							
0870/0854	11/25/1998	WD	Q	V	01	100	
GRANTOR: ANNIE MAE REED							
GRANTEE: ANNIE MAE REED (RES)							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W53UGR= W27 S34 E27 N34\$ S34 UOP= S8 E10 N8 W10 \$ E53N34\$.											