W DIV: LOT 5 BLOCK 2 COLUMBIA
PARK S/D.POA 1080-1681,WD 1081
-1001, QC 1227-503, QCD 1234-

BRINKMAN ROY & JEAN REVOCABLE TRUST
14872 47TH RD
WELLBORN, FL 32094

2026

00-00-00-12293-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

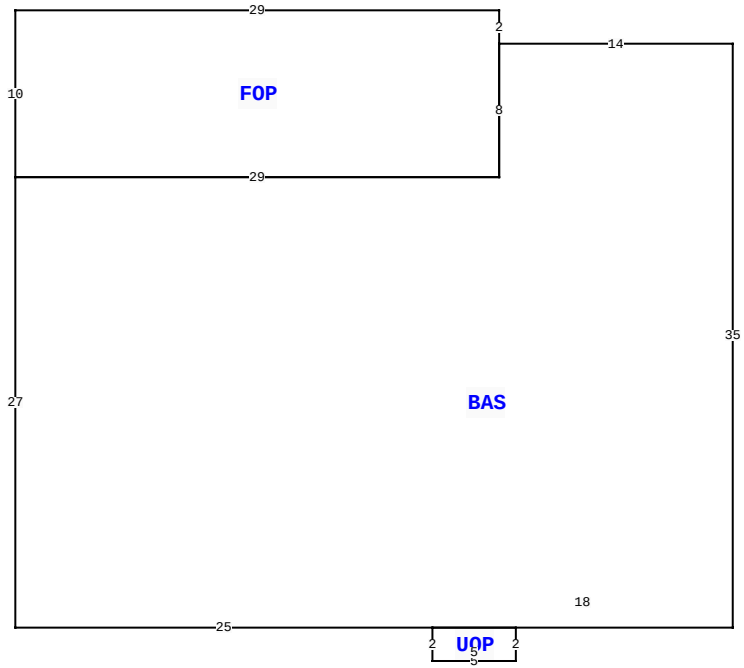
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,273	100		1,273	80,908
FOP	290	30		87	5,530
UOP	10	20		2	127
TOTALS	1,573			1,362	86,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,362	87.3000	97.78	133,176	1942	1942	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1273 HX Base Yr



485 NW HAMILTON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	86,564
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	6,982
TOTAL MARKET VALUE	95,946
SOH/AGL Deduction	0
ASSESSED VALUE	95,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,946
TOTAL JUST VALUE	95,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/1561	8/23/2017	WD	Q	I	01	46,500
GRANTOR: MARILYN H EDWARDS						
GRANTEE: ROY & JEAN BRINKMAN						
1234/1742	4/26/2012	QC	U	I	11	15,000
GRANTOR: THOMAS SELF & ETAL						
GRANTEE: MARILYN H EDWARDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N2 W29 S10 E29N8$ S8 W29 S27 E25 UOP= S2 E5N2 W5$ E18 N35$.

EXTRA FEATURES

LN	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	0060	CARPORT F	0	0	20	12	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	550	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,400

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		*RSF-3	0.00	0.00	7,350.00	SF		1.00	1.00	1.00	0.95	0.95	6,982							

REVIEW DATE 08/25/2016 BY DF Total Acres: 0.17 Total Land Value: 6,982 Market: 0 Agricultural: 0 Common: 6,982 PRINTED 11/19/2025 BY SYS