E DIV: LOT 6 GIEBEIGS ADDITION
454-509, 798-1398, QC 1427-1882,

WILLIAMS DAVID S/WILLIAMS TERESA
986 SE BROCK GLN
LAKE CITY, FL 32025

2026

00-00-00-12961-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

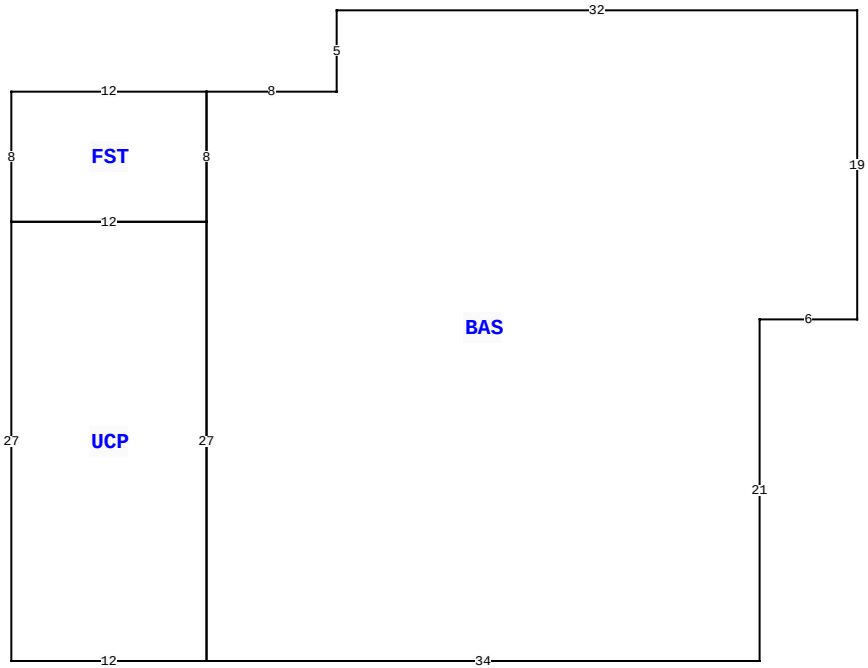
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,434	100		1,434	115,543
FST	96	55		53	4,271
UCP	324	20		65	5,237
TOTALS	1,854			1,552	125,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,552	110.6820	123.96	192,386	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1434 HX Base Yr 2021



986 SE BROCK GLN, 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		125,051
TOTAL MARKET OB/XF VALUE		450
TOTAL LAND VALUE - MARKET		7,513
TOTAL MARKET VALUE		133,014
SOH/AGL Deduction		35,101
ASSESSED VALUE		97,913
TOTAL EXEMPTION VALUE	HX HB 13	97,913
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		133,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
069	REMODEL	6,000	10/29/1992
00157			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/1882	1/07/2020	QC	U	I	11	0
GRANTOR: WILLIAMS TERESA R MIN						
GRANTEE: WILLIAMS DAVID S						
0608/0606	12/01/1986	WD	Q	I		24,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S5 W8 FST= W12 S8 E12 N8$ S8 UCP= W12 S27 E12 N27$ S27 E34 N21 E6 N19$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 450

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	100		*RSF	-372.00	111.00	7,908.00	SF		1.00	1.00	1.00	0.95	0.95	7,513							

REVIEW DATE 01/04/2024 BY JS Total Acres: 0.18 Total Land Value: 7,513 Market: 0 Agricultural: 0 Common: 7,513 PRINTED 10/10/2025 BY SYS