S DIV: LOT 15 OLIVIA ADDITION.

WD 1155-271, DC 1155-2046,

BROWN MARK A
445 SE CASTILLO TERR
LAKE CITY, FL 32025

2026

00-00-00-13477-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

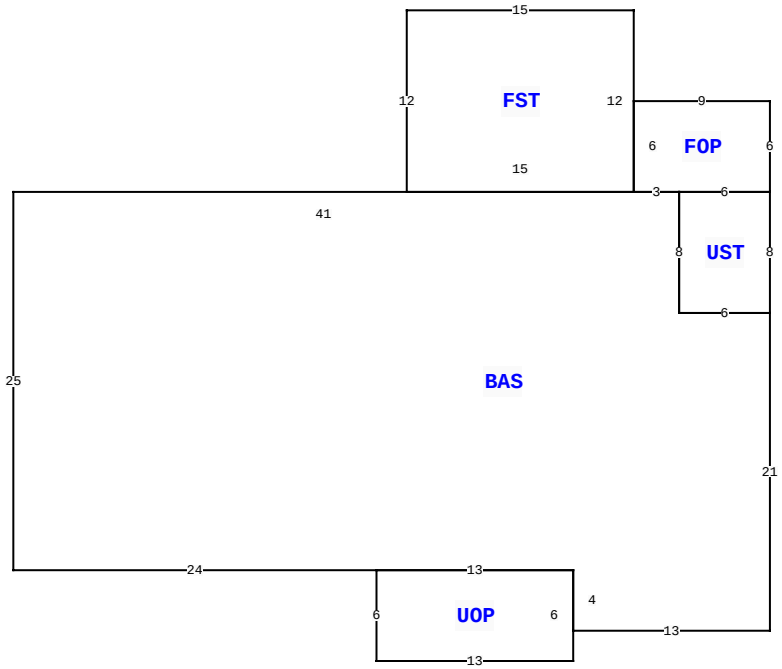
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100		1,254	72,470
FOP	54	30		16	925
FST	180	55		99	5,721
UOP	78	20		16	925
UST	48	45		22	1,271
TOTALS	1,614			1,407	81,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,407	79.3800	88.91	125,096	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1254 HX Base Yr 2009



445 SE CASTILLO TER, 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		81,312
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		7,885
TOTAL MARKET VALUE		89,997
SOH/AGL Deduction		38,798
ASSESSED VALUE		51,199
TOTAL EXEMPTION VALUE	HX HB	26,199
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		89,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1155/0271	7/21/2008	WD	Q	I		63,600

GRANTOR: CHRISTA TAYLOR

GRANTEE: MARK BROWN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FST= N12 W15 S12 E15$ W 41 S25 E24 UOP= S6 E13 N6W13$ E13 S4 E13 N21 UST= N8 W6 S8 E6$ W6 N8$ FOP= E6 N6 W9 S6 E3$.

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	100	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 800

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	-3 0.00	0.00	8,300.00	SF		1.00	1.00	1.00	0.95	0.95	7,885							

REVIEW DATE 01/27/2016 BY RP Total Acres: 0.19 Total Land Value: 7,885 Market: 0 Agricultural: 0 Common: 7,885 PRINTED 11/19/2025 BY SYS