S DIV: LOT 8 & S 25 FT OF LOT 7
ADDITION.

J & G RENTALS OF NORTH FLORIDA, LLC
2907 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

**2026**

**00-00-00-13585-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

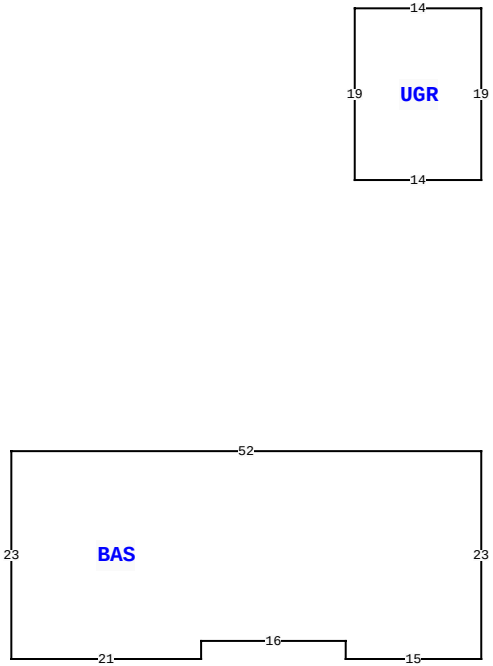
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 06 |
| NEIGHBORHOOD/LOC | 870317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,164 | 100 | | 1,164 | 71,971 |
| UGR | 266 | 45 | | 120 | 7,420 |
| TOTALS | 1,430 | | | 1,284 | 79,391 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 01 | 1,284 | 119.6000 | 112.42 | 144,347 | 1991 | 1991 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 0 Heated Area: 1164 HX Base Yr




663 SE BROWN 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 | 79,391 |
| TOTAL MARKET OB/XF VALUE | 400 |
| TOTAL LAND VALUE - MARKET | 6,950 |
| TOTAL MARKET VALUE | 86,741 |
| SOH/AGL Deduction | 24,754 |
| ASSESSED VALUE | 61,987 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 61,987 |
| TOTAL JUST VALUE | 86,741 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 86,741 |

SALE:2:1: S 25' OF LOT 7 & ALL LOT 8 BLK 3 CREWS A

SALE:1:1: S 25 FT LOT 7 & ALL LOT 8 BLK 3 CREWS S/

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1302/0568 | 10/05/2015 | WD | U | I | 11 | 100 |
| GRANTOR: NANCY HALBROOK JOHNSO | | | | | | |
| GRANTEE: J & G RENTALS OF NO | | | | | | |
| 1292/1603 | 4/10/2015 | WD | U | I | 18 | 28,000 |
| GRANTOR: SECRETARY OF THE US H | | | | | | |
| GRANTEE: NANCY HALBROOK JOHN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W52 S23 E21 N2 E16 S2 E15 N23$ PTR=N30 UGR= N19 W14 S19 E14$ S30$.

### 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |
| 2 | 0262 | PRCH,FOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |

### LAND DESCRIPTION

TOTAL OB/XF 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 | | 00 | 118.00 | 62.00 | 7,316.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 6,950 | | | | | | | |

REVIEW DATE 11/09/2016 BY DF Total Acres: 0.17 Total Land Value: 6,950 Market: 0 Agricultural: 0 Common: 6,950 PRINTED 11/19/2025 BY SYS