S DIV: LOTS 5 & 6 BLOCK B SUNSHI
EX COMM AT NW COR OF BLK B, S 84
68.56 FT, SW 1.80 FT, W 68 FT, N

RODRIGUEZ KENNETH/ARAGON MARVIN
654 SE BROWN ST
LAKE CITY, FL 32025

2026

00-00-00-13627-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

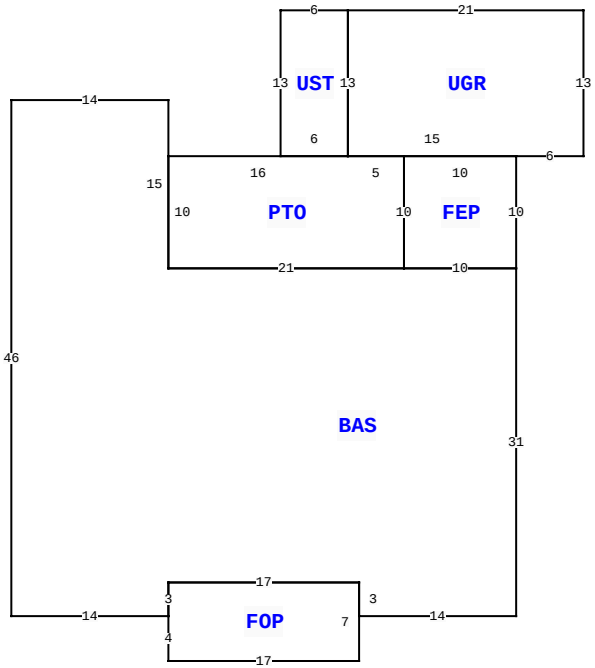
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,554	100		1,554	81,991
FEP	100	80		80	4,221
FOP	119	30		36	1,899
PTO	210	5		10	527
UGR	273	45		123	6,489
UST	78	45		35	1,847
TOTALS	2,334			1,838	96,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,838	85.6520	95.93	176,319	1960	1960	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1554 HX Base Yr



654 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	96,975
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	8,835
TOTAL MARKET VALUE	107,210
SOH/AGL Deduction	0
ASSESSED VALUE	107,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,210
TOTAL JUST VALUE	107,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1542/2324	6/17/2025	WD	Q	I	01	174,000
GRANTOR: PARKER DEVELOPMENT LL						
GRANTEE: RODRIGUEZ KENNETH						
1307/1417	1/12/2016	WD	Q	I	01	55,000
GRANTOR: MARISSA BRYAN (FKA MA						
GRANTEE: PARKER DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S46 E14 FOP= S4 E17 N7W17S3$ N3 E17 S3 E14 N31 FEP= N10 UGR= E6 N13 W21 S13 E15$ W10 S10 E10$ W10 PTO= N10 W5 UST= N13 W6 S13 E6$ W16 S10 E21$ W21 N15$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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-1	100.00	93.00	9,300.00	SF		1.00	1.00	1.00	0.95	0.95	8,835							

REVIEW DATE 08/20/2025 BY TP Total Acres: 0.21 Total Land Value: 8,835 Market: 0 Agricultural: 0 Common: 8,835 PRINTED 11/21/2025 BY SYS