S DIV: LOT 7 EX 86 FT OFF W SIDE

788-1205, 895-493, QC 1354-106,

STEWART DARLENE
P O BOX 531
WHITE SPRINGS, FL 32096

2026

00-00-00-13676-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

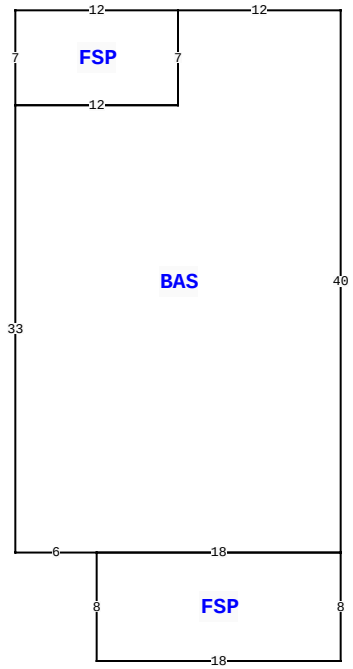
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	876	100		876	55,050
FSP	84	40		34	2,137
FSP	144	40		58	3,645
TOTALS	1,104			968	60,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	968	86.3200	96.68	93,586	1948	1948	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 876 HX Base Yr



618 SE BROWN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	60,831
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	54,688
TOTAL MARKET VALUE	115,769
SOH/AGL Deduction	0
ASSESSED VALUE	115,769
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,769
TOTAL JUST VALUE	115,769
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00686			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1434/565	3/24/2021	WD	Q	I	01	120,000
GRANTOR: LAPRADD MEREDITH L AS						
GRANTEE: STEWART DARLENE						
1354/0111	2/15/2018	WD	U	I	11	0
GRANTOR: MEREDITH I LAPRADD						
GRANTEE: MEREDITH I LAPRADD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= W12 S7 E12 N7$S7 W12 S33 E6 FSP= S8 E18 N8 W18$ E18 N40$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	

LAND DESCRIPTION

TOTAL OB/XF 250

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		*RO	0.00	0.00	21,875.00	SF		1.00	1.00	1.00	2.50	2.50	54,688							

REVIEW DATE 12/13/2024 BY JS Total Acres: 0.50 Total Land Value: 54,688 Market: 0 Agricultural: 0 Common: 54,688 PRINTED 11/17/2025 BY SYS