S DIV: 86 FT OFF W SIDE LOT 7 LE

797-1800, WD 1528-2140,

RBIZ, LLC
P O BOX 531
WHITE SPRINGS, FL 32096

2026

00-00-00-13677-000

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

BUILDING CHARACTERISTICS

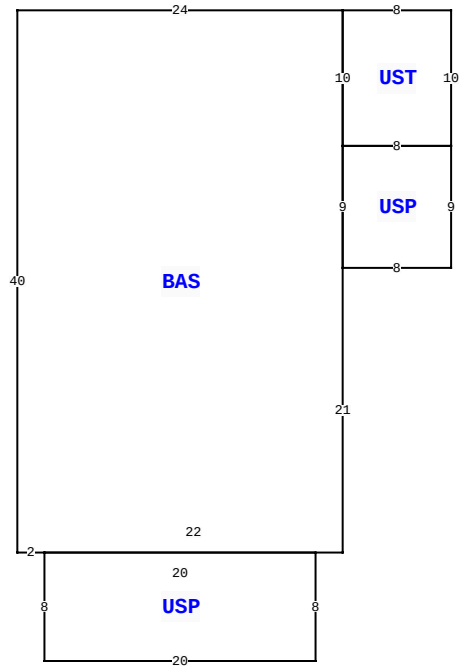
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	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 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	44,460
USP	72	35		25	1,158
USP	160	35		56	2,594
UST	80	45		36	1,667
TOTALS	1,272			1,077	49,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,077	63.6174	71.25	76,736	1948	1948	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 960 HX Base Yr



606 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	49,878
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,960
TOTAL MARKET VALUE	80,838
SOH/AGL Deduction	0
ASSESSED VALUE	80,838
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,838
TOTAL JUST VALUE	80,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,838

SALE:1:1: PART LOT 7 LESLIE'S S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/2140	11/25/2024	WD	Q	I	01	103,000
GRANTOR: LEVINGS ALBERT STATEN						
GRANTEE: RBIZ, LLC						
0797/1800	11/08/1994	WD	Q	I	03	30,000
GRANTOR: FRANKIE MAY LEVINGS						
GRANTEE: ALBERT STATEN LEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S40 E2 USP= S8 E20 N8 W20$ E22 N21 USP= E8 N9 W8 S9$ N9 UST= E8 N10 W8 S10$ N10$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	12,384.00	SF		1.00	1.00	1.00	2.50	2.50	30,960							

REVIEW DATE 01/23/2025 BY ME Total Acres: 0.28 Total Land Value: 30,960 Market: 0 Agricultural: 0 Common: 30,960 PRINTED 11/17/2025 BY SYS