S DIV: LOT 54 BLOCK K CANOVA S/D

316-174, 683-598, DC 1250-1677,

MAGEE GEORGE E
450 SE BROWN STREET
LAKE CITY, FL 32025

2026

00-00-00-13745-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

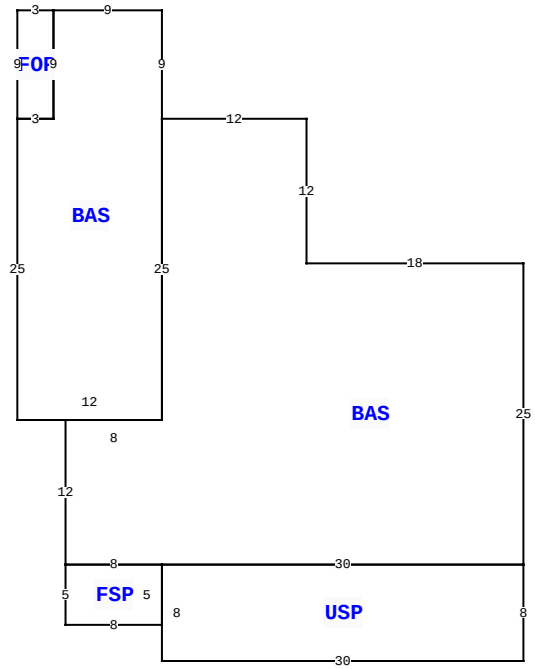
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
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	381	100		381	24,359
BAS	990	100		990	63,294
FOP	27	30		8	512
FSP	40	40		16	1,023
USP	240	35		84	5,370
TOTALS	1,678			1,479	94,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,479	87.8220	98.36	145,474	1940	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1371 HX Base Yr



450 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		94,558
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		5,400
TOTAL MARKET VALUE		100,158
SOH/AGL Deduction		60,359
ASSESSED VALUE		39,799
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		9,799
TOTAL JUST VALUE		100,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1555	ADDN SFR	104	05/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N12 W12 BAS= N9 W9 FOP= W3 S9 E3 N9$ S9 W3 S25 E12N25$ S25 W8 S12 FSP= S5 E8 N5 W8$ E8 USP= S8 E30 N8 W30$ E30 N25 $.

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	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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		00	60.00	120.00	7,200.00	SF		1.00	1.00	1.00	0.75	0.75	5,400							

REVIEW DATE 11/10/2016 BY DF Total Acres: 0.17 Total Land Value: 5,400 Market: 0 Agricultural: 0 Common: 5,400 PRINTED 10/30/2025 BY SYS