

S DIV: LOTS 12, 13, 14 & 15 & 16
LOTS 11 & 16 BLOCK 1 ASHURST S/D

BROWN RODNEY E/BROWN RUSTY ANN
181 SE PINE DR
LAKE CITY, FL 32025

2026

00-00-00-13828-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	PAGE 1 of 1																
Exterior Wall	04	SINGLE SID 100	0100	01	1,831	64.3860	72.11	132,033	1920	1950	0	0	10	35.00	55.00	VALUATION SUMMARY																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0														Heated Area: 1618															
Roof Cover	03	COMP SHNGL 100															HX Base Yr															
Interior Wall	02	WALL BD/WD 100																														
Interior Floop	12	HARDWOOD 100																														
Air Condition	02	WINDOW 100																														
Heating Type	02	CONVECTION 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			05	05														VALUATION BY														
DOR CODE			0100	SINGLE FAMILY													Tax Group: 1															
MAP NUM																Tax Dist:																
NEIGHBORHOOD/LOC			870317.00	1.00/													BUILDING MARKET VALUE															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														TOTAL MARKET OB/XF VALUE													
BAS	1,618	100		1,618	64,171														TOTAL LAND VALUE - MARKET													
FEP	112	80		90	3,570														TOTAL MARKET VALUE													
FEP	154	80		123	4,879														SOH/AGL Deduction													
TOTALS			1,884		1,831	72,618														ASSESSED VALUE												
EXTRA FEATURES																TOTAL EXEMPTION VALUE																
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	BASE TAXABLE VALUE																
																TOTAL JUST VALUE																
																NCON VALUE																
																INCOME VALUE																
																PREVIOUS YEAR MKT VALUE																
SALES DATA																SALE:1:1: \$.70 STAMPS																
OFF RECORD Number			DATE			TYPE INST			Q U			V I			RSN CD			SALE PRICE														
1537/978			4/03/2025			WD			Q			I			01			115,000														
GRANTOR: NESTLER ELIZABETH ANN																																
GRANTEE: BROWN RODNEY E																																
1359/1557			4/24/2018			PR			U			I			11			0														
GRANTOR: ELIZABETH ANN NESTLER																																
GRANTEE: ELIZABETH ANN NESTL																																
BUILDING NOTES																																
BUILDING DIMENSIONS																																
BAS= W18 S12 FEP= W14 S8 E14N8\$ S8 W14 S12 W2 S8 E2 S16 FEP= S11 E14 N11 W14\$ E14 S5E18 N61\$.																																
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	DPH 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		*CG	65.00	200.00	13,000.00	SF		1.00	1.00	1.00	2.50	2.50	32,500															
REVIEW DATE 06/20/2025 BY TP Total Acres: 0.30 Total Land Value: 32,500 Market: 0 Agricultural: 0 Common: 32,500 PRINTED 11/18/2025 BY SYS																																