NW1/4 OF NW1/4 OF NE1/4 AS LIES
N 400 FT.

REDBRICK HOUSE LLC
2990 NE 52ND DR
OKEECHOBEE, FL 34972

2026

01-3S-16-01898-000

BUILDING CHARACTERISTICS

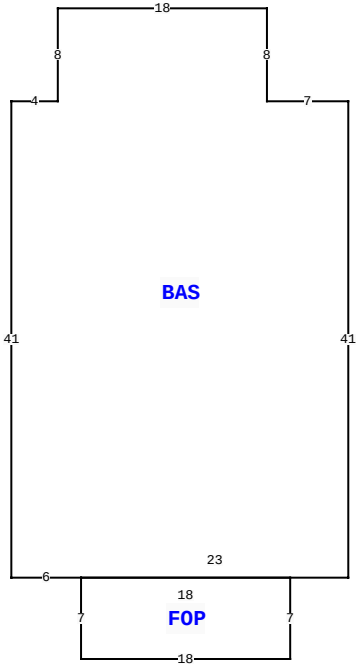
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100		1,333	78,951
FOP	126	30		38	2,251
TOTALS	1,459			1,371	81,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,371	81.3600	91.12	124,926	1946	1946	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1333 HX Base Yr



1343 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	81,202
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	17,475
TOTAL MARKET VALUE	102,877
SOH/AGL Deduction	0
ASSESSED VALUE	102,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,877
TOTAL JUST VALUE	102,877
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,877

SALE:1:1: SELLERS HELD THE MORTGAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054038	Remodel	16,700	09/12/2025
38664	RECONNECT	75	09/27/2019
15988	M H	125	08/31/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1542/461	6/06/2025	WD	Q	I	01	140,000
GRANTOR: TINY ZEN, LLC						
GRANTEE: REDBRICK HOUSE LLC						
1476/146	9/22/2022	WD	U	I	38	66,000
GRANTOR: JONES ZENAS URIAH LON						
GRANTEE: TINY ZEN, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N8 W18 S8 W4 S41 E6 FOP= S7 E18 N7 W18$ E23 N41 $.

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	0	0	3	100	1,200	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	0		A-1	0.00	0.00	2.33	AC		1.00	1.00	1.00	7,500.00	7,500.00	17,475							

REVIEW DATE 05/04/2023 BY JB Total Acres: 2.33 Total Land Value: 17,475 Market: 0 Agricultural: 0 Common: 17,475 PRINTED 10/15/2025 BY SYS