LOT 2 OF REPLAT OF LOT 20 ROLLIN
S/D UNREC.
COMM NW COR OF NW1/4 OF SE1/4, R

BROWNING FREDDIE E
P O BOX 461
HAMPTON, FL 32044-0461

2026

02-6S-17-09552-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

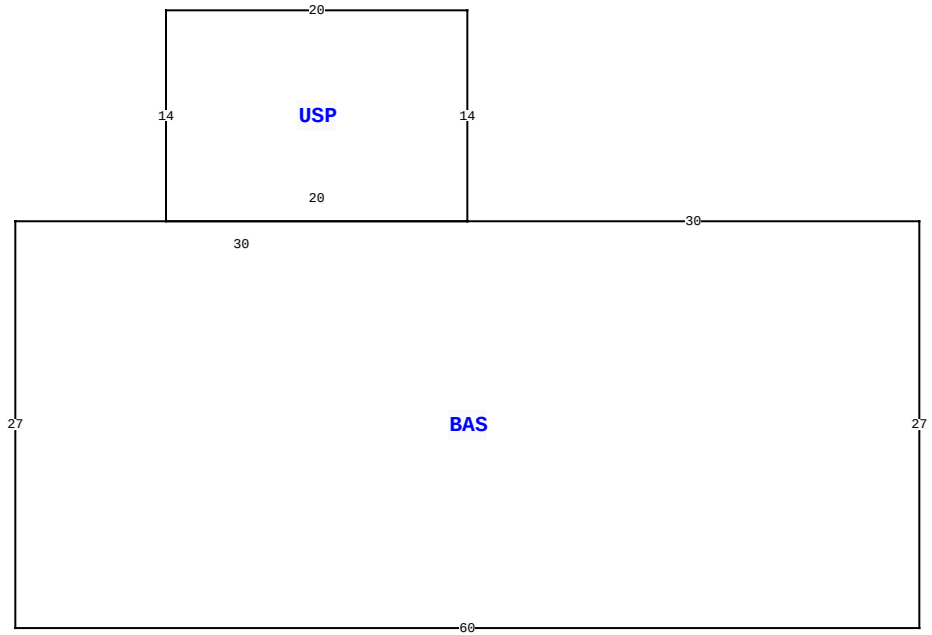
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062
USP	280	35		98	2,726
TOTALS	1,900			1,718	47,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,718	115.9000	69.54	119,470	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr



379 SE PLEASURE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,788
TOTAL MARKET OB/XF VALUE	9,700
TOTAL LAND VALUE - MARKET	12,083
TOTAL MARKET VALUE	69,571
SOH/AGL Deduction	8,257
ASSESSED VALUE	61,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,314
TOTAL JUST VALUE	69,571
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,571

LAND:2:1: W,S,E,

LAND:1:1: ACCORDING TO AERIAL MH IS HERE!

BLDG:1:1: CONC MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1245/1751	11/20/2012	WD	U	I	11	3,400

GRANTOR: PATRICIA L & JOHN A A

GRANTEE: FREEDIE E BROWNING

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 USP= N14 W20 S14 E20$ W30 S27 E60 N27$.

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	2005	2005	3	100	1,200	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 9,700

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	0102	C	SFR/MH	0		A-1	0.00	0.00	0.63	AC		1.00	1.00	1.37	14,000.00	19,180.00	12,083							

REVIEW DATE 09/27/2017 BY DF Total Acres: 0.63 Total Land Value: 12,083 Market: 0 Agricultural: 0 Common: 12,083 PRINTED 11/18/2025 BY SYS