

LOT 30 TURKEY RUN S/D.
WD 1029-941, WD 1043-369, WD 113

BREWSTER CYNTHIA A
151 SW ETHEL GLN
LAKE CITY, FL 32024

2026

03-4S-16-02739-230

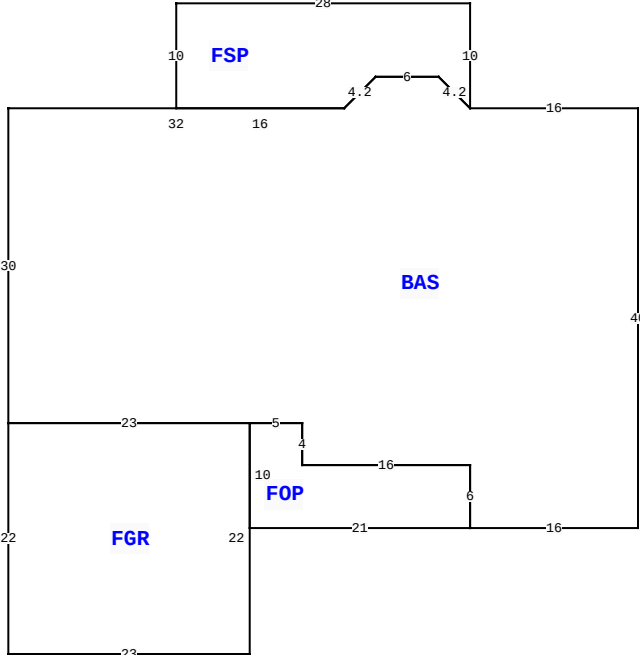
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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		06

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,051	100		2,051	204,641
FGR	506	55		278	27,738
FOP	146	30		44	4,390
FSP	253	40		101	10,078
TOTALS	2,956			2,474	246,846

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,200.00	UT	2.00
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,474	111.3560	124.72	308,557	2005	2005	0	0
1 SINGLE FAM 100% - 2008 Heated Area: 2051 HX Base Yr 2008									
									
151 SW ETHEL GLN, LAKE CITY									

TOTAL OB/XF									
4,100									
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1	0166	CONC, PAVMT	0	100	0	0	1,200.00	UT	2.00
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					246,846				
TOTAL MARKET OB/XF VALUE					4,100				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					285,946				
SOH/AGL Deduction					105,017				
ASSESSED VALUE					180,929				
TOTAL EXEMPTION VALUE					98 HX HB 180,929				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					285,946				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					289,031				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21169	SFR	304	10/16/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1496/1169	8/02/2023	LE	U	I	14	100	
GRANTOR: BREWSTER CYNTHIA A (E							
GRANTEE: BREWSTER JEFFERY D							
1286/1745	10/06/2014	LE	U	I	14	100	
GRANTOR: CYNTHIA A BREWSTER (R							
GRANTEE: EDWARD WAYNE BREWST							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 FSP= N10 W28 S10 E16 R3 U3 E6 D3 R3 \$ L3 U3 W6 D3 L3 W32 S30 FGR= S22 E23 N22 W23\$ E23 FOP= S10 E21 N6 W16 N4 W5\$ E5 S4 E16 S6 E16 N40\$.									