

**BROWN TOM W REVOCABLE LIVING TRUST DATED MARCH 20,**  
**4641 W US HIGHWAY 90**  
**LAKE CITY, FL 32055**

# 2026



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

4 100

Bathrooms

3 100

Frame

02

WOOD FRAME 100

Stories

1.5

1.5 100

Architectual Units

05

CONV 100  
0 100

Condition Adj

03

03 100

Kitchen Adjus

01

01 100

Quality

06

06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

5417.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,906

100

1,906

207,986

FEP

234

80

187

20,406

FGR

550

55

302

32,955

FOP

105

30

32

3,492

FOP

125

30

38

4,146

FOP

125

30

38

4,146

FOP

390

30

117

12,767

FUS

650

100

650

70,929

TOTALS

4,085

3,270

356,829

EXTRA FEATURES

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

NOTES

1

0166

CONC, PAVMT

0

0

0

0

454.00

UT

2.00

2.00

100

2003

2003

3

100

908

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

42.00

104.00

1.00

LT

1.00

1.00

1.00

18,500.00

18,500.00

18,500

REVIEW DATE

02/22/2023

BY

ME

Total Acres:

0.10

Total Land Value:

18,500

Market:

0

Agricultural:

0

Common:

18,500

PRINTED 11/06/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

3,270

124.9088

139.90

457,473

2003

2003

0

0

22.00

78.00

1 SINGLE FAM

0% - 2024

Heated Area: 2556

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023

MLU

TOTAL OB/XF

908

COLUMBIA COUNTY PROPERTY

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1

VALUATION SUMMARY

VALUATION BY

Tax Group: 1

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

356,829

908

18,500

376,237

0

376,237

0

376,237

376,237

0

380,812

PERMIT NUM

DESCRIPTION

AMT

ISSUED

000046465

Roof Replacement

16,500

02/07/2023

2424

SFR

540

02/04/2003

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1484/214

1/30/2023

WD

U

I

11

100

GRANTOR: HOURY MARY

GRANTEE: BROWN TOM W REVOCAB

1483/2603

1/30/2023

WD

Q

I

01

360,000

GRANTOR: HOURY MARY

GRANTEE: BROWN TOM W REVOCAB

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S30 FOP= S21 E5 N21 W5\$ E5 S21 W5 S18 FGR= S22 FOP= S5 E25 N5 W25\$ E25 FOP= E10 N39 W10 S39\$ N22 W25\$ E25 N17 E10 N39 FEP= N13 W18 S13 E18\$ W18 N13\$ PTR= E30 FOP= E25 N5 FUS= N26 W25 S26 E25\$ W25 S5\$ W30\$.