

BEG SE COR OF SW1/4 OF SE1/4 RUN
N 1325.84 FT, E 329.10 FT, S 132
POB, (AKA PRCL #4) EX 5.02 AC DE

LARSEN KATHRYN FAYE
613 SW BRIM ST
LAKE CITY, FL 32024

2026

07-4S-16-02807-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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		01
NEIGHBORHOOD/LOC	7416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	9,582
BAS	960	100		960	25,551
BAS	480	100	2025	480	12,776
UST	120	45		54	1,437
TOTALS	1,920			1,854	49,346

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0080	DECKING	0 100	0	0	1.00	UT	0.00	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.96
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.92

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,854	110.9000	66.54	123,365	1988	1988	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2008 Heated Area: 1800 HX Base Yr 2008											
BAS UST BAS BAS 2025											
613 SW BRIM ST, LAKE CITY											

TOTAL OB/XF									
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COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					49,346				
TOTAL MARKET OB/XF VALUE					7,200				
TOTAL LAND VALUE - MARKET					59,520				
TOTAL MARKET VALUE					116,066				
SOH/AGL Deduction					46,341				
ASSESSED VALUE					69,725				
TOTAL EXEMPTION VALUE					25,000				
BASE TAXABLE VALUE					44,725				
TOTAL JUST VALUE					116,066				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					116,066				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1473/2666	8/12/2022	LE	U	V	14	100			
GRANTOR: BENZ VALARIE ALYCE									
GRANTEE: LARSEN KATHRYN FAYE									
1465/260	4/25/2022	WD	U	V	11	100			
GRANTOR: LARSEN KATHRYN FAYE									
GRANTEE: BENZ VALARIE ALYCE									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W40 S24 E40 N24 \$									
BAS=[YR=2025;ORIG=-40,24] E40 S12 W40 N12 \$									
BAS=[ORIG=-10,-12] W30 S12 E30 N12 \$									
UST=[ORIG=0,0] N12 W10 S12 E10 \$									