LOT 1 BLOCK C HOLLY BROOK S/D.
811-1185, WD 837-2025, WD 910-99

BROWN FLOYD KEITH JR
574 SW DEANNA TER
LAKE CITY, FL 32025

2026

07-4S-17-08106-238

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

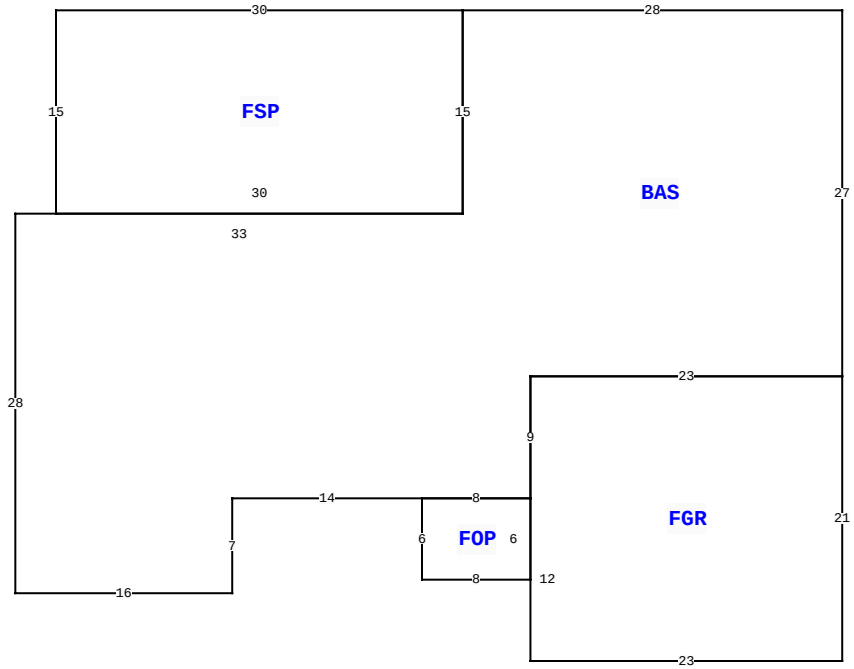
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100		1,606	174,532
FGR	483	55		266	28,907
FOP	48	30		14	1,522
FSP	450	40		180	19,562
TOTALS	2,587			2,066	224,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,066	129.3732	144.90	299,363	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 1606 HX Base Yr 2022



574 SW DEANNA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		224,522
TOTAL MARKET OB/XF VALUE		1,278
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		244,300
SOH/AGL Deduction		28,933
ASSESSED VALUE		215,367
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,645
TOTAL JUST VALUE		244,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17456	SFR	285	09/26/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1448/2735	10/01/2021	WD	Q	I	01	250,000
GRANTOR: HEFNER TIMOTHY A & JO						
GRANTEE: BROWN FLOYD KEITH J						
1409/2554	4/15/2020	WD	Q	I	01	190,000
GRANTOR: DENNIS C & SALLY DENI						
GRANTEE: TIMOTHY A & JOSIE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FSP= S15 W30 N15 E30$ S15 W33 S28 E16 N7 E14 FOP= S6 E8 N6 W8$ E8 FGR= S12 E23 N21 W23 S9$ N9 E23 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	0166	CONC,PAVMT	0	100	0	0	452.00	UT	1.50	1.50	100	2000	2000	3	100	678	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,278

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/29/2021 BY CP Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/03/2025 BY SYS