

COMM NE COR SEC, W 592.37 FT TO S ALONG R/W 323.95 FT FOR POB, C 602.07 FT TO E R/W A C L RR, N A

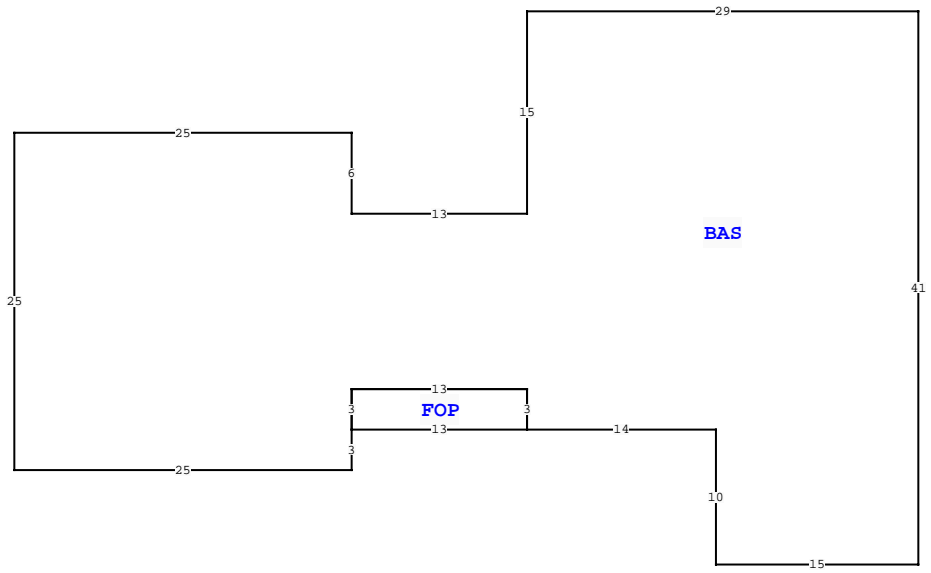
BRENNAN ROBERT/BRENNAN CYNTHIA 358 SE WOODHAVEN ST LAKE CITY, FL 32025

2025

10-5S-16-03537-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,843	100	
FOP	39	30	
TOTALS	1,882		
			1,855 151,864

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,855	116.6220	125.95	233,637	1977	1977	0	0	35.00	65.00		
1 SINGLE FAM - 0% - 0 Heated Area: 1843 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	151,864			
TOTAL MARKET OB/XF VALUE	2,600			
TOTAL LAND VALUE - MARKET	110,810			
TOTAL MARKET VALUE	199,764			
SOH/AGL Deduction	6,655			
ASSESSED VALUE	193,109			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	193,109			
TOTAL JUST VALUE	265,274			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	253,139			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/963	9/21/2023	LE	U	I	14	100
GRANTOR: BRENNAN CYNTHIA						
GRANTEE: BRENNAN CYNTHIA (EN						
1141/1292	1/23/2008	WD	Q	I		275,000
GRANTOR: SANDRA DAVIS						
GRANTEE: ROBERT & CUNTHIA BR						

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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	5.83	AC		1.00	1.00	1.00	7,000.00	7,000.00	40,810							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	449.00	449.00	4,490							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	70,000							

TOTAL OB/XF														2,600										
REVIEW DATE 09/05/2019 BY BC Total Acres: 15.83 Total Land Value: 45,300 Market: 70,000 Agricultural: 4,490 Common: 40,810 PRINTED 04/24/2025 BY SYS																								