

COMM NW COR OF SE1/4 OF SE1/4, R
TO POB, CONT S 191.27 FT, E 595.
N 373.96 FT, THENCE W 292.17 FT,

MORROW BRYAN B JR/MORROW TERRI L
2603 SW BRIM ST
LAKE CITY, FL 32024

2026

11-4S-15-00343-004



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	12	HARDWOOD 90
Interior Floo	14	CARPET 10
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	07	07
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	01
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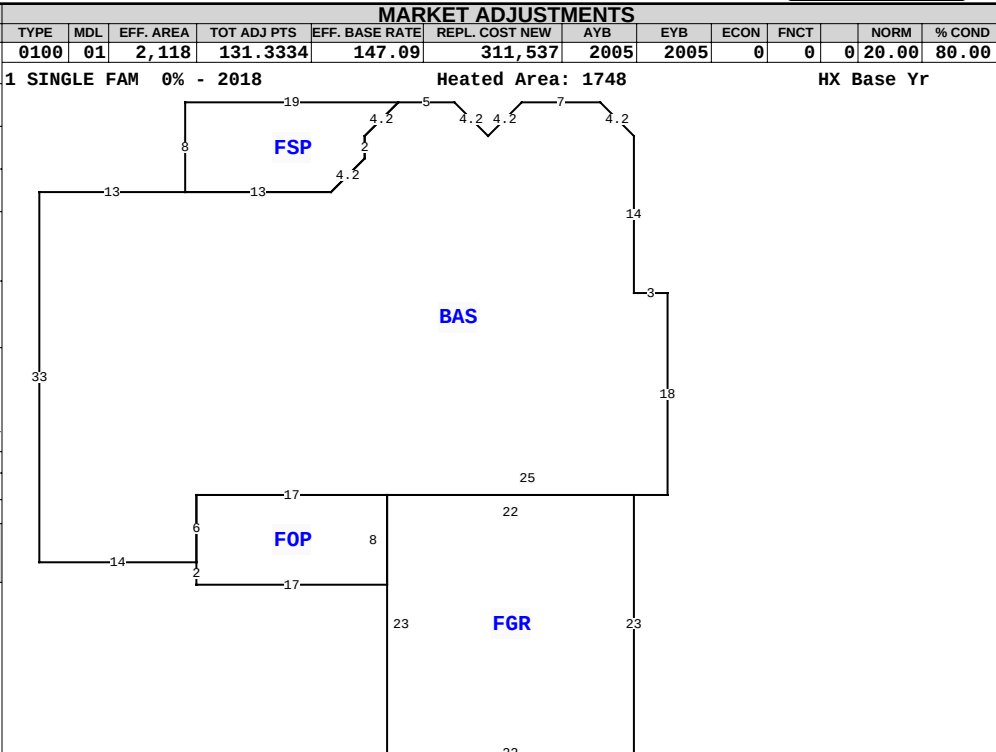
NEIGHBORHOOD/LOC	11415.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100		1,748	205,690
FGR	506	55		278	32,713
FOP	136	30		41	4,825
FSP	128	40		51	6,002

TOTALS	2,518			2,118	249,230
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	527.00	UT	2.50	2.50	
2	0294	SHED WOOD/	0	0	14	32	448.00	UT	11.00	11.00	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	7.79	AC	



2603 SW BRIM ST, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	527.00	UT	2.50	2.50	100	2005	2005	3	100	1,318	
2	0294	SHED WOOD/	0	0	14	32	448.00	UT	11.00	11.00	100	2010	2010	3	100	4,928	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

TOTAL OB/XF												9,246				
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
1	0100	C	SFR	0		A-1	0.00	0.00	7.79	AC		1.00	1.00	1.00	9,000.00	9,000.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE		249,230			
TOTAL MARKET OB/XF VALUE		9,246			
TOTAL LAND VALUE - MARKET		70,110			
TOTAL MARKET VALUE		328,586			
SOH/AGL Deduction		52,003			
ASSESSED VALUE		276,583			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		276,583			
TOTAL JUST VALUE		328,586			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		331,701			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28647	STORAGE	119	06/11/2010
22625	SFR	545	12/20/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1483/1582	1/25/2023	QC U	I	11		0	
GRANTOR: MORROW BRYAN B JR							
GRANTEE: MORROW BRYAN B JR							
1028/2175	10/15/2004	WD	Q	V		41,000	
GRANTOR: ROBERT F GODBOLD							
GRANTEE: BRYN B & KAREN L MO							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W13 S33 E14 FOP= S2 E17 N8 W17 S6\$ N6 E17 FGR= S23 E22 N23 W22\$ E25 N18 W3 N14 L3 U3 W7 D3 L3 L3 U3 W5 FSP= W19 S8 E13 R3 U3 N2 R3 U3 \$ D3 L3 S2 D3 L3 W13\$.															