LOT 11 GODBOLD ACRES S/D. EX. 37
R/W FOR BRIM ST IN WD 1270-2463.

ROWLAND MELISSA
2405 SW BRIM ST
LAKE CITY, FL 32024

2026

11-4S-15-00344-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

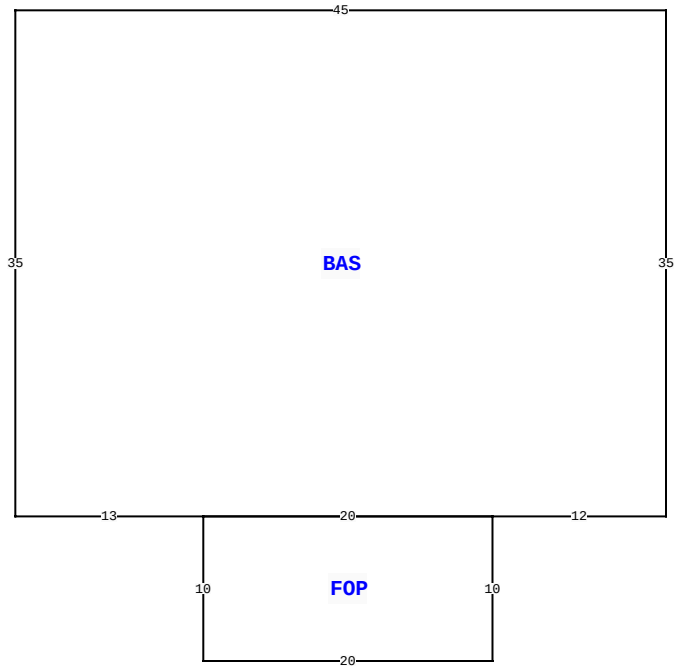
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11415.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100		1,575	198,919
FOP	200	30		60	7,578
TOTALS	1,775			1,635	206,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,635	117.4635	131.56	215,101	2021	2021	0	0	0	4.00	96.00

4 SINGLE FAM 100% - 2022 Heated Area: 1575 HX Base Yr 2021



2405 SW BRIM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,497
TOTAL MARKET OB/XF VALUE		20,214
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		276,711
SOH/AGL Deduction		54,328
ASSESSED VALUE		222,383
TOTAL EXEMPTION VALUE	VX VP HX HB WX	76,888
BASE TAXABLE VALUE		145,495
TOTAL JUST VALUE		276,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041269	SFR		02/05/2021
23374	M H	0	07/11/2005
8685	M H	125	08/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/2374	6/03/2025	LE	U	I	14	100
GRANTOR: ROWLAND MELISSA						
GRANTEE: ROWLAND MELISSA JOY						
1406/0450	2/18/2020	WD	Q	I	01	57,500
GRANTOR: CHRISTINE SWISSHELM						
GRANTEE: JOEL & MELISSA ROWL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,20] S35 E13 E20 E12 N35 W45 $
FOP=[ORIG=73,55] S10 E20 N10 W20 $
.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,864	
5	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2022	2021		100	1,200	
6	0210	GARAGE U	0	100	25	30	1.00	UT	12,750.00	12,750.00	100	2025	2024		100	12,750	

LAND DESCRIPTION

TOTAL OB/XF 20,214

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/25/2024 BY JB Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS