COMM AT THE SE COR OF LOT 1
WILSON PLACE S/D RUN N ALONG
THE E LINE OF LOT 846.03 FT,

BROWN LYNWOOD L/BROWN REBECCA D
602 SW ROSE CREEK DR
LAKE CITY, FL 32024

2026

11-5S-16-03567-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11516.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,180
TOTAL MARKET VALUE	1,042
SOH/AGL Deduction	0
ASSESSED VALUE	1,042
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,042
TOTAL JUST VALUE	24,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1109/0144	12/28/2006	QC	Q	V	01	100
GRANTOR: LEANNE B PHILPOT						
GRANTEE: LYNWOOD L & REBECCA						
1109/0142	12/28/2006	QC	Q	V	01	100
GRANTOR: W TRAVIS & KRISTEN E						
GRANTEE: LYNWOOD L & REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.72	AC		1.00	1.00	1.00	280.00	280.00	1,042							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	3.72	AC		1.00	1.00	1.00	6,500.00	6,500.00	24,180							

REVIEW DATE 09/18/2019 **BY** BC Total Acres: 3.72 Total Land Value: 1,042 Market: 24,180 Agricultural: 1,042 Common: 0 **PRINTED 11/19/2025 BY SYS**