

COMM NE COR OF SE1/4 OF NW1/4, W
RUN S 763.10 FT TO N R/W CR-240,
333.93 FT, N 752.93 FT, E 320 FT

BROWN RAYMOND S/BROWN RHONDA E
4479 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

12-5S-16-03589-018



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	13	LAM/VNLPK 70
Interior Floo	15	HARDTILE 30
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	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100		324	33,844
BAS	2,160	100		2,160	225,628
FGR	663	55		365	38,127
FOP	50	30		15	1,567
FOP	417	30		125	13,057
TOTALS	3,614			2,989	312,224

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	948.00	UT	2.00	2.00
2	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00
3	0030	BARN, MT	0 100	0	0	1.00	UT	7,200.00	7,200.00
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	2,500.00	2,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.78
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.85

MARKET ADJUSTMENTS

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

0100 01 2,989 119.5719 133.92 400,287 2003 2003 0 0 0 22.00 78.00

1 SINGLE FAM 100% - 2021 Heated Area: 2484 HX Base Yr 2021

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

04/07/2025 MLU

TOTAL OB/XF									
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		312,224	
TOTAL MARKET OB/XF VALUE		11,696	
TOTAL LAND VALUE - MARKET		61,930	
TOTAL MARKET VALUE		385,850	
SOH/AGL Deduction		159,747	
ASSESSED VALUE		226,103	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		175,381	
TOTAL JUST VALUE		385,850	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,853	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046819	Storage Building	8,661	03/24/2023
29162	MAINT/ALTR	25	02/03/2011
19969	SFR	375	09/17/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1463/1955	4/06/2022	WD	Q	V	03
GRANTOR: ROCHE JACOB MATTHEW					
GRANTEE: BROWN RAYMOND S					
1419/0221	9/02/2020	WD	Q	I	01
GRANTOR: JOSEPH & LISA ROCHE					
GRANTEE: RAYMOND S & RHONDA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W2 N6 W14 S8 W6 D3 L3 S4 FOP= W45 S11 E32 N2 R5 U5 E8 N4\$ S4 W8 D5 L5 S2 W32 S30 E19 FOP= S2 E10 N5 W10 S3\$ N3 E10 S3 E16 FGR= S4 E6 S1 E13 N1 E6 N26 W25 S22 \$ N22 E25 N28\$ PTR= N30 BAS= N27 W12 S27 E12\$ S30\$.									