

BROWN EARL E/BROWN RUTH
P O BOX 140088
GAINESVILLE, FL 32614-0088

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Architectual

Units

Condition Adj

Kitchen Adjus

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

31 VINYL SID 100

03 GABLE/HIP 100

12 MODULAR MT 100

05 DRYWALL 100

06 VINYL ASB 50

14 CARPET 50

03 CENTRAL 100

04 AIR DUCTED 100

2 100

1 100

01 NONE 100

1. 1. 100

05 CONV 100

0 100

03 03 100

01 01 100

03 03

5000IMPROVED AG

MKT AREA

06

15416.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

UOP

1,361

1,143

84,540

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,143101.6010113.79130,062195519550035.0065.00

1 SINGLE FAM 0% - 0

Heated Area: 1088

HX Base Yr

BAS

UOP

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/09/2025

MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE84,540

TOTAL MARKET OB/XF VALUE3,080

TOTAL LAND VALUE - MARKET85,500

TOTAL MARKET VALUE94,640

SOH/AGL Deduction0

ASSESSED VALUE94,640

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE94,640

TOTAL JUST VALUE173,120

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE127,338

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / I V / IRSN CD SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S34 E14 N10 E6 S15 E12UOP= E7 N39 W7 S39\$ N39\$.

539 SW NURSERY RD, LAKE CITY

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

1 0296 SHED METAL00001.00UT0.000.00100003100250

2 0040 BARN, POLE0002440960.00UT2.502.504019931993340960

3 0120 CLFENCE 40000350.00UT4.504.504019931993340630

4 0255 MBL HOME S0001954540.00UT1.001.00100199319933100540

5 0294 SHED WOOD/0008864.00UT7.507.505019931993350240

6 0294 SHED WOOD/0008201.00UT0.000.00100199319933100160

7 0252 LEAN-TO W/00001.00UT0.000.00100201420143100200

8 0252 LEAN-TO W/00001.00UT0.000.00100201420143100100

LAND DESCRIPTIONTOTAL OB/XF3,080

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1 0100CSFR00001.00AC1.001.001.004,500.004,500.004,500

2 6200APASTURE 300009.00AC1.001.001.00280.00280.002,520

3 9910MMKT.VAL.AG00009.00AC1.001.001.009,000.009,000.0081,000

REVIEW DATE08/02/2024BYKSTotal Acres: 10.00Total Land Value: 7,020Market: 81,000Agricultural: 2,520Common: 4,500PRINTED 08/22/2025 BY SYS