

BEG NE COR OF SE1/4 OF NW1/4, RU  
W R/W OF SW NURSERY RD, SE ALONG  
NW 486.74 FT TO SE R/W OF BRANFO

CREAMER LINDA M/BROWN AMY M  
P O BOX 1625  
LAKE CITY, FL 32056

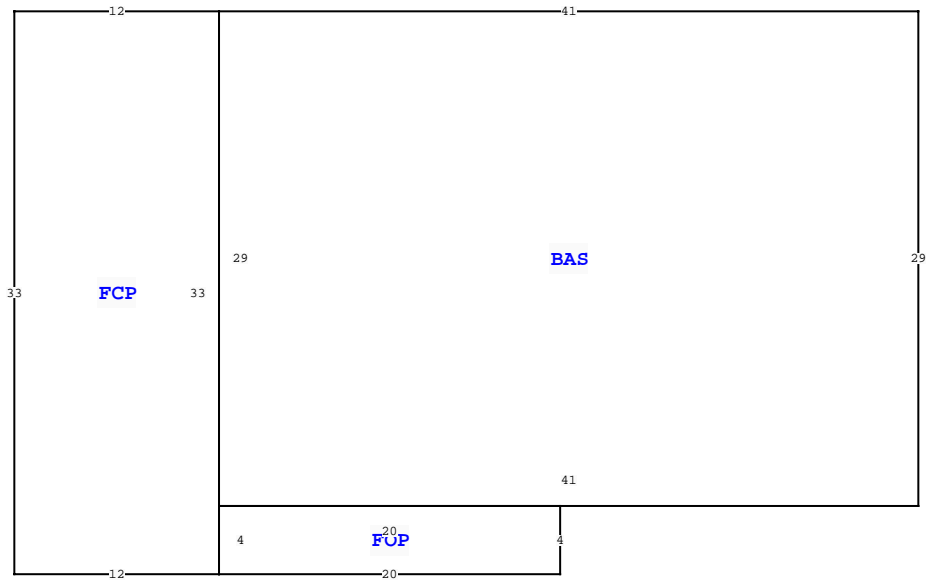
2025

15-4S-16-03015-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0117SFRES/OFFICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,189	100	
FCP	396	25	
FOP	80	30	
TOTALS	1,665		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,312	117.8000	131.94	173,105	1969	1969	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1189 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			240,305
TOTAL MARKET OB/XF VALUE			25,659
TOTAL LAND VALUE - MARKET			32,500
TOTAL MARKET VALUE			298,464
SOH/AGL Deduction			9,650
ASSESSED VALUE			288,814
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			288,814
TOTAL JUST VALUE			298,464
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053784	Storage Building	85,000	08/05/2025
000053664	Right-of-Way Acce		07/29/2025
35533	MAINT/ALTR	155	07/11/2017
23087	ADDN COMM	321	05/02/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1341/2454	8/02/2017	PR U		I	11	0
GRANTOR: AMY M BROWN AS PR FOR						
GRANTEE: AMY BROWN, ANGELA A						
1327/1341	12/02/2016	PR U		I	11	0
GRANTOR: AMY M BROWN AS PR FOR						
GRANTEE: AMY BROWN, ANGELA A						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0 0	0 0	1.00
2	0294	SHED WOOD/	0 0	12 16	192.00
3	0040	BARN, POLE	0 0	48 36	1,728.00
4	0294	SHED WOOD/	0 0	22 21	462.00
5	0294	SHED WOOD/	0 0	22 24	528.00
6	0252	LEAN-TO W/	0 0	10 14	140.00
7	0040	BARN, POLE	0 0	0 0	3,528.00
8	0140	CLFENCE 6	0 0	0 0	980.00
9	0166	CONC, PAVMT	0 0	0 0	1,008.00

TOTAL OB/XF												25,659			
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	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0294	SHED WOOD/	0 0	12 16	192.00	UT	7.50	7.50	70	2002	2002	3	70	1,008	
3	0040	BARN, POLE	0 0	48 36	1,728.00	UT	2.50	2.50	70	2002	2002	3	70	3,024	
4	0294	SHED WOOD/	0 0	22 21	462.00	UT	7.50	7.50	50	2002	2002	3	50	1,733	
5	0294	SHED WOOD/	0 0	22 24	528.00	UT	7.50	7.50	50	2002	2002	3	50	1,980	
6	0252	LEAN-TO W/	0 0	10 14	140.00	UT	2.00	2.00	50	2002	2002	3	50	140	
7	0040	BARN, POLE	0 0	0 0	3,528.00	UT	3.00	3.00	100	2006	2006	3	100	10,584	
8	0140	CLFENCE 6	0 0	0 0	980.00	UT	8.00	8.00	50	2006	2006	3	50	3,920	
9	0166	CONC, PAVMT	0 0	0 0	1,008.00	UT	2.50	2.50	100	2006	2006	3	100	2,520	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/10/2025	MLU

BUILDING NOTES	
BAS= W41 FCP= W12 S33 E12 N33\$ S29 FOP= S4 E20 N4 W20\$ E41 N29\$.	

LAND DESCRIPTION		TOTAL OB/XF 25,659																						
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0111	C	SFR/COMMERCI	0		00	0.00	0.00	3.25	AC		1.00	1.00	1.00	10,000.00	10,000.00	32,500							

