LOT 9 COUNTRY CREEK S/D.
391-276, 709-151, 732-906, WD 11

CARR CHRISTINA J
285 SE BREAM LOOP
LAKE CITY, FL 32025

2026

15-4S-17-08359-049

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

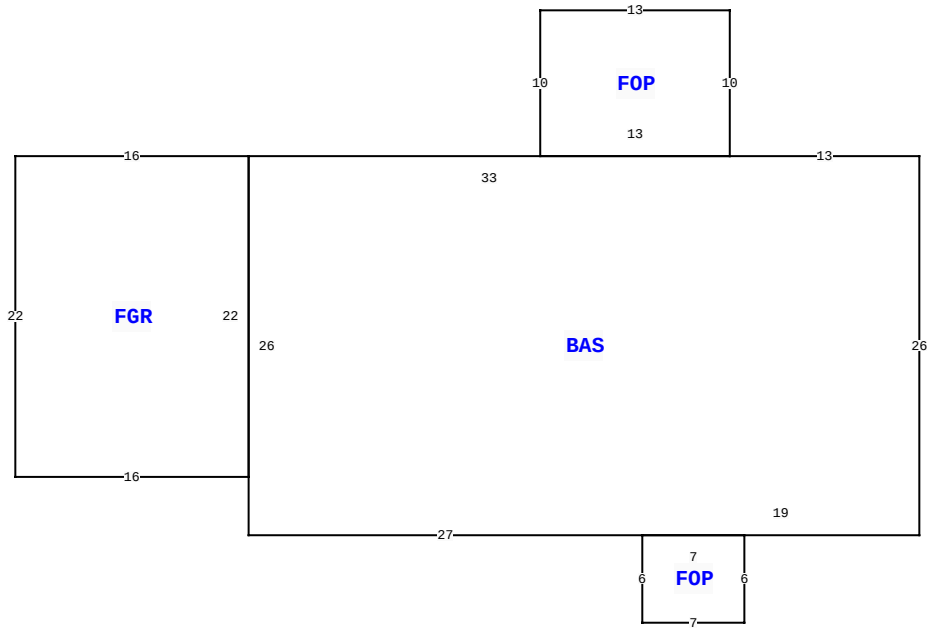
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	139,848
FGR	352	55		194	22,685
FOP	42	30		13	1,520
FOP	130	30		39	4,560
TOTALS	1,720			1,442	168,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,442	125.7900	140.88	203,149	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2020 Heated Area: 1196 HX Base Yr 2020



285 SE BREAM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		168,614
TOTAL MARKET OB/XF VALUE		3,352
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		190,466
SOH/AGL Deduction		50,665
ASSESSED VALUE		139,801
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,079
TOTAL JUST VALUE		190,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27113	SFR	531	06/24/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1383/1383	4/23/2019	WD	Q	I	01	148,500
GRANTOR: GREGORY & ASHLEY SUMM						
GRANTEE: CHRISTINA J CARR						
1162/2359	11/20/2008	WD	Q	I		133,000
GRANTOR: RICHARD KEEN						
GRANTEE: GREGORY & ASHLEY SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N10 W13 S10 E13$ W33 FGR= W16 S22 E16 N22$ S26 E27 FOP= S6 E7 N6 W7$ E19 N26$.

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	0166	CONC,PAVMT	0	100	0	0	984.00	UT	3.00	3.00	100	2008	2008	3	100	2,952	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,352

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.45 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS