LOTS 33 & 34 COUNTRY CREEK S/D &
LOT 34, N 2.50 FT, E 139.35 FT T
34, S 32 FT TO N LINE OF LOT 33,

PETERSON JUNE C
280 SE BREAM LOOP
LAKE CITY, FL 32025-1738

2026

15-4S-17-08359-073

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

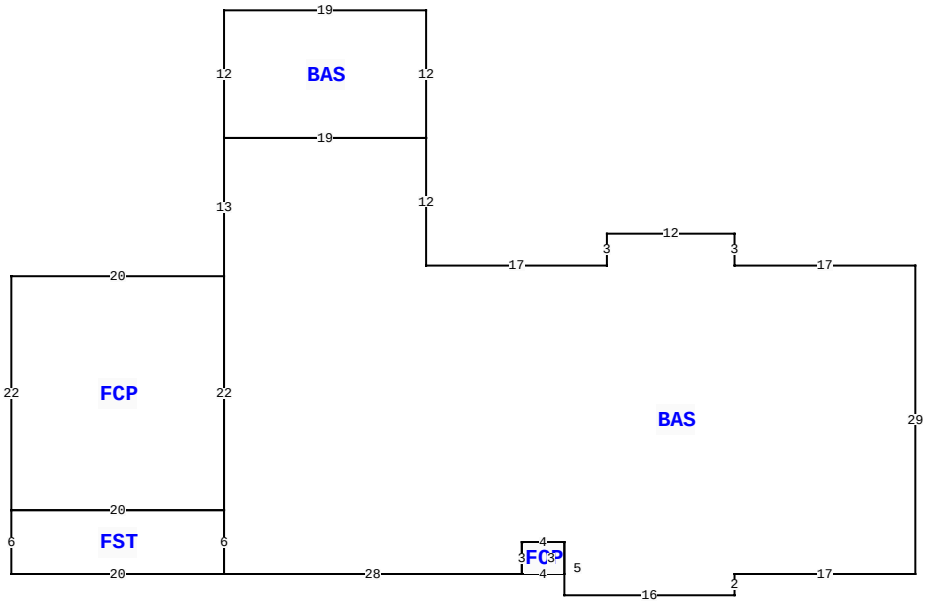
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	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	228	100		228	18,420
BAS	2,169	100		2,169	175,230
FCP	440	25		110	8,887
FOP	12	30		4	323
FST	120	55		66	5,332
TOTALS	2,969			2,577	208,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,577	110.9760	124.29	320,295	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2397 HX Base Yr



280 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		208,192
TOTAL MARKET OB/XF VALUE		8,340
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		253,532
SOH/AGL Deduction		100,022
ASSESSED VALUE		153,510
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,788
TOTAL JUST VALUE		253,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31372	MAINT/ALTR	55	08/21/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1506/277	1/10/2024	LE	U	I	14	100
GRANTOR: PETERSON JUNE C						
GRANTEE: VAUGHN LUNE FKA JUN						
1504/1822	11/08/2023	LE	U	I	14	100
GRANTOR: PETERSON JUNE C						
GRANTEE: VAUGHN JUNE (F/K/A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N3 W12 S3 W17 N12 BAS= N12 W19 S12 E19$ W19 S13FCP= W20 S22 E20 N22$ S22 FST= W20 S6E20 N6$ S6 E28 FOP= E4 N3 W4 S3$ N3 E4 S5 E16 N2 E17 N29$.

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	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
2	0166	CONC,PAVMT	0	100	13	60	780.00	UT	1.19	1.19	100	0	0	3	100	928	
3	0210	GARAGE U	0	100	20	24	480.00	UT	5.40	5.40	100	0	0	3	100	2,592	
4	0070	CARPORT UF	0	100	12	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0252	LEAN-TO W/	0	100	12	30	240.00	UT	2.00	2.00	100	2004	2004	3	100	480	
6	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	2004	2004	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 8,340

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	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.89 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/18/2025 BY SYS