

SW1/4 OF SW1/4 LYING S OF SAL RR
ORB 444-183, 694-526,

BROWN JAMES III/BROWN KAREN T
P O BOX 1402
LAKE CITY, FL 32056-1402

2025

18-3S-16-02179-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3											
																		VALUATION BY STANDARD											
																		Tax Group: 3 Tax Dist:											
																		BUILDING MARKET VALUE 0											
																		TOTAL MARKET OB/XF VALUE 0											
																		TOTAL LAND VALUE - MARKET 127,610											
																		TOTAL MARKET VALUE 5,104											
																		SOH/AGL Deduction 0											
																		ASSESSED VALUE 5,104											
																		TOTAL EXEMPTION VALUE 0											
																		BASE TAXABLE VALUE 5,104											
																		TOTAL JUST VALUE 127,610											
																		NCON VALUE 0											
																		INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE 118,495											
PRCL:0:4: ANDERSON HAS DEEDED ALL HIS INT OUT AS T																													
PRCL:0:3: 1/2 INT OF UND 55% INT (NOT SURE IF BOYD																													
PRCL:0:2: BOYD ANDERSON EACH OF THE ABOVE WITH AN																													
PRCL:0:1: THE ETAL ARE AS FOLLOWS: JAMES BROWN 111																													
PERMIT NUM				DESCRIPTION												AMT				ISSUED									
SALES DATA																													
OFF RECORD Number				DATE				TYPE INST		Q / V		I / I		RSN CD		SALE PRICE													
1016/1495				5/13/2004				TR		Q		V		06		24,000													
GRANTOR: JAMES & BIANCA BROWN																													
GRANTEE: JAMES M BROWN III &																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
LAND DESCRIPTION																													
TOTAL OB/XF 0																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.23	AC		1.00	1.00	1.00	280.00	280.00	5,104												
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	18.23	AC		1.00	1.00	1.00	7,000.00	7,000.00	127,610												
REVIEW DATE 04/08/2025 BY MLU Total Acres: 18.23 Total Land Value: 5,104 Market: 127,610 Agricultural: 5,104 Common: 0 PRINTED 06/19/2025 BY SYS																													