ALL BLK 1 AND N 50 FT OF BLK 6 &
PORTION OF SELVIN ST AS LIES BET
1 & 6 VALLEY PARK S/D.

BROWN JAMES WESLEY SR/BROWN MAYUREE
171 NW CONCRETE WAY
LAKE CITY, FL 32055

2026

19-3S-17-05104-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

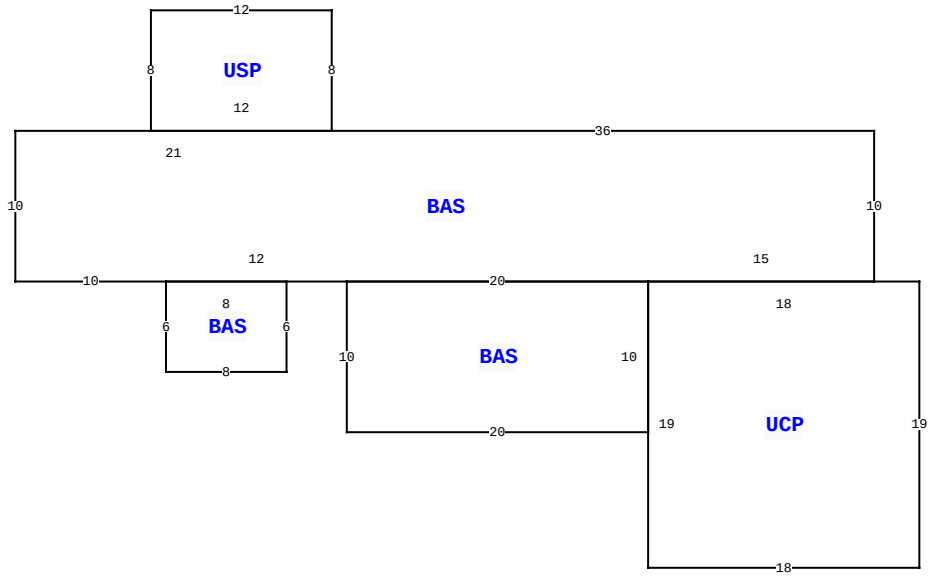
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	19317.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100		48	1,198
BAS	200	100		200	4,992
BAS	570	100		570	14,227
UCP	342	20		68	1,697
USP	96	35		34	849
TOTALS	1,256			920	22,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	920	104.0000	62.40	57,408	1971	1971	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 818 HX Base Yr 2024



171 NW CONCRETE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		22,963
TOTAL MARKET OB/XF VALUE		11,300
TOTAL LAND VALUE - MARKET		7,841
TOTAL MARKET VALUE		42,104
SOH/AGL Deduction		2,297
ASSESSED VALUE		39,807
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,807
TOTAL JUST VALUE		42,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042617	Electrical Servic	0	08/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/85	7/26/2022	WD	Q	I	01	39,900
GRANTOR: WARREN BETTY JANE						
GRANTEE: BROWN JAMES WESLEY						
1464/2317	4/21/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: WARREN BETTY JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 USP= N8 W12 S8 E12$W21 S10 E10 BAS= S6 E8 N6 W8$E12
BAS= S10 E20 N10 W20$ E20UCP= S19 E18 N19 W18$ E15 N10$.

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	0021	BARN,FR AE	0	100	20	37	1.00	UT	3,500.00	3,500.00	0	0	0	3	100	3,500	
2	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	0200	C	MBL HM	100			0.00	0.00	31,363.00	SF		1.00	1.00	1.00	0.25	0.25	7,841							

REVIEW DATE 08/18/2022 BY ME Total Acres: 0.72 Total Land Value: 7,841 Market: 0 Agricultural: 0 Common: 7,841 PRINTED 11/18/2025 BY SYS