

LOTS 5 & 6 BLOCK 2 MARION HEIGH
477-24, 504-166, 794-1640, 801-1

BROWN STEPHEN EDGAR
1309 NE GUM SWAMP RD
LAKE CITY, FL 32055

2026

19-3S-17-05148-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 03
NEIGHBORHOOD/LOC	19317.040 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2024	728	78,652
TOTALS	728			728	78,652

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	12	16	192.00	UT	14.00	14.00	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	
4	0297	SHED CONCR	0	0	0	0	1.00	UT	336.00	336.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0			0.00	0.00	2.00	LT	

REVIEW DATE 05/10/2023 BY JB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0202	02	728	112.5000	111.38	81,085	2023	2023	0	0	0	97.00
1 MANUF 2 0% - 2024 Heated Area: 728 HX Base Yr											
Diagram showing a rectangular lot with dimensions 56 (width) and 13 (depth). The lot is labeled BAS 2024.											
1042 NW COUNTY ROAD 25A , LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/22/2025 MLU											

TOTAL OB/XF											
11,680											

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11,680											

Total Acres: 0.44 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		78,652	
TOTAL MARKET OB/XF VALUE		11,680	
TOTAL LAND VALUE - MARKET		8,000	
TOTAL MARKET VALUE		98,332	
SOH/AGL Deduction		0	
ASSESSED VALUE		98,332	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		98,332	
TOTAL JUST VALUE		98,332	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		99,143	
SALE:3:2: ID#SHS1WGA19820857.			
SALE:3:1: SALE INCLUDES 1982 SHOW MH			
SALE:2:1: PROBATE FILE #94-280-CP			
XFOB:2:1: BOWEN MH			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046904	Mobile Home		04/05/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1291/0572	3/16/2015	QC	U	I	11	54,300	
GRANTOR: HARRY STEVE BROWN							
GRANTEE: STEPHEN EDGAR BROWN							
1287/1041	1/07/2015	QC	U	I	11	100	
GRANTOR: WANDA CHARLENE JUSTIC							
GRANTEE: HARRY STEVE BROWN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=18,16] E56 S13 W56 N13 \$											

OTHER ADJUSTMENTS AND NOTES											

PRINTED 10/03/2025 BY SYS