

LOTS 5 & 6 BLOCK 5 MARION HEIGHT
588-642, 632-678, 896-1829, 896-

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

2026

19-3S-17-05149-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	3	100
Frame	02	WOOD FRAME 100
Story Height	15	100
RMS	3	100
Stories	0	0 100
Units	0	0 100
Condition Adj	02	02 100

Quality	03	03
DOR CODE	2501REPAIR SERVICE/SFR	
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
AOF	336	110		370	2,078
BAS	1,554	100		1,554	8,726
BAS	2,730	100		2,730	15,329
BAS	3,080	100		3,080	17,294
CAN	768	30		230	1,292
TOTALS	8,468			7,964	44,718

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	
4	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0			0.00	0.00	1.00	LT	
2	0100	C	SFR	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6700	04	7,964	22.9155	11.23	89,436	1981	1981	0	0	0	50.00	50.00	
2 SERV SHOP 0% - 0 Heated Area: 7700 HX Base Yr													

139 NW TAFT LN, LAKE CITY													
BLD DATE				LGL DATE				04/21/2025 MLU					
XF DATE				LAND DATE									
INC DATE				AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		96,970	
TOTAL MARKET OB/XF VALUE		2,850	
TOTAL LAND VALUE - MARKET		5,000	
TOTAL MARKET VALUE		104,820	
SOH/AGL Deduction		0	
ASSESSED VALUE		104,820	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		104,820	
TOTAL JUST VALUE		104,820	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		104,820	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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													

BUILDING DIMENSIONS													
BAS= W44 S70 E44 BAS= E15 A0F= E12 BAS= E39 N70 W39 S70\$N28 W12 S28\$ N28 E12 N42 W23 CAN= N16 W48 S16 E48\$ W4 S70\$ N70\$.													

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