

COMM NW COR OF SEC, RUN E 2684.7
FT TO POB, RUN S 878.72 FT TO N
ALONG RR 1771.56 FT N 1457.97 FT

BROWN DAVID B/BROWN AMY M
259 NW RHODEN GLN
LAKE CITY, FL 32055

2026

20-3S-16-02188-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 90			
Exterior Wall	10	ABOVE AVG. 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 80			
Interior Floor	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	1	100			
Bathrooms	2.5	100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Architectual	05	CONV 100			
Units	0	100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	06	06			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	20316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100		1,454	110,297
FOP	200	30		60	4,551
FOP	480	30		144	10,923
FUS	1,050	100		1,050	79,651
UCP	1,200	20		240	18,206
UGR	3,860	45		1,737	131,764
TOTALS	8,244			4,685	355,392

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0187	01	4,685	117.9344	94.35	442,030	2009	2009	0	0	19.60	80.40
2 SFR/PREMTL 100% - 0			Heated Area: 2504				HX Base Yr				
BLD DATE						LGL DATE					

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3
2	0294	SHED WOOD/	0	100	28	37	1.00	UT	0.00	0.00	100	1996	1996	3
3	0031	BARN,MT AE	0	100	42	63	2,646.00	UT	12.00	12.00	95	2002	2002	3
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2002	2002	3
5	0260	PAVEMENT-A	0	100	10	599	15,990.00	UT	1.10	1.10	100	2005	2005	3
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3
7	0260	PAVEMENT-A	0	100	77	100	7,700.00	UT	1.10	1.10	100		0	3
8	0166	CONC, PAVMT	0	100	14	77	1,078.00	UT	2.25	2.25	100	2009	2009	3
9	0040	BARN,POLE	0	100	100	50	1.00	UT	3,500.00	3,500.00	100	2023	2022	100
10	0252	LEAN-TO W/	0	100	75	20	1.00	UT	3,800.00	3,800.00	100	2023	2022	100

LAND DESCRIPTION														
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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	32.01	AC		1.00	1.00	1.00
3	9640	C	BARROW PIT	0		A-1	0.00	0.00	17.00	AC		1.00	1.00	1.00
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	32.01	AC		1.00	1.00	1.00
TOTAL OB/XF 76,749														
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UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
5,500.00	5,500.00	5,500												
280.00	280.00	8,963												
175.00	175.00	2,975												
5,500.00	5,500.00	176,055												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		355,392	
TOTAL MARKET OB/XF VALUE		76,749	
TOTAL LAND VALUE - MARKET		184,530	
TOTAL MARKET VALUE		449,579	
SOH/AGL Deduction		100,243	
ASSESSED VALUE		349,336	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		298,614	
TOTAL JUST VALUE		616,671	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		622,064	

PRMT:1:1: 14X70 1991			
SALE:1:1: INCLUDED 02207-001 - 55.48 TOTAL ACRES			
BLDG:1:1: GENE MH			
XF0B:1:1: GENE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27542	SFR	829	12/31/2008
7613	M H	60	09/21/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0776/1218	6/25/1993	WD U	V	V	35	105,000
GRANTOR: JOHN W MCALLISTER						
GRANTEE: DAVID B BROWN						

BUILDING NOTES														
BUILDING DIMENSIONS														
UGR= W45 UCP= N20 W60 S20 E60\$ W32 BAS= W28 S13 FOP= W8 S45 E29 N8 W10 L1 D3 W7 U3 L1 W2 N2 U1 L3 N7 R3 U1 N26\$ S26 D1 L3 S7 L3 D1 S2 E2 R1 D3 E7 U3 R1 E20 N16 E6 N10 U1 L3 N11 R1 U3 N4 U3 L1 N2\$ S2 R1 D3 S4 D3 L1 S11 R3 D1 S10 W6 S16 E80 N50\$ PTR= N40 FUS= N50 W21 S10 FOP= W8 S25 E8 N25\$ S40 E21\$ S40\$.														