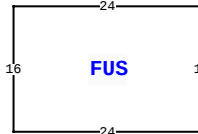
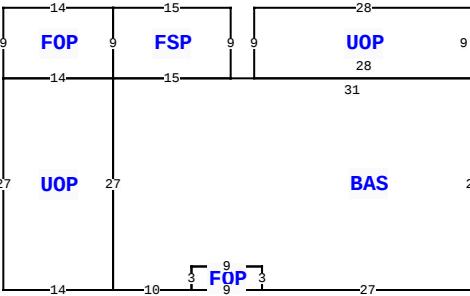
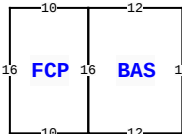


BROWN CHARLES B III/BROWN JANET S
136 SE SAINT JOHNS ST
LAKE CITY, FL 32025-4489

20-3S-16-02189-001

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	VALUATION SUMMARY																															
Exterior Wall		10	ABOVE AVG. 100		0100	01	2,057	112.5442		126.05	259,285	1984	1984	0	0	0	35.00	65.00	VALUATION BY					STANDARD																									
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM 0% - 0															Heated Area: 1791										HX Base Yr																			
Roof Cover		05	COMP SHNGL 100																											Tax Group: 3										Tax Dist:									
Interior Wall		03	DRYWALL 100																											BUILDING MARKET VALUE										168,535									
Interior Floo		14	CARPET 90																											TOTAL MARKET OB/XF VALUE										17,783									
Interior Floo		06	VINYL ASB 10																											TOTAL LAND VALUE - MARKET										120,966									
Air Condition		03	CENTRAL 100																											TOTAL MARKET VALUE										198,054									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										0																			
Bedrooms			3 100																											ASSESSED VALUE										198,054									
Bathrooms			2 100																											TOTAL EXEMPTION VALUE										0									
Frame		01	NONE 100																											BASE TAXABLE VALUE										198,054									
Stories		1.5	1.5 100																											TOTAL JUST VALUE										307,284									
Architectual		05	CONV 100																	NCON VALUE										0																			
Units			0 100																											INCOME VALUE																			
Condition Adj		03	03 100																											PREVIOUS YEAR MKT VALUE										307,284									
Kitchen Adjus		01	01 100																																														
Quality		05	05																																														
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	192	100		192	15,731																																												
BAS	1,215	100		1,215	99,548																																												
FCP	160	25		40	3,277																																												
FOP	27	30		8	655																																												
FOP	126	30		38	3,114																																												
FSP	135	40		54	4,425																																												
FUS	384	100		384	31,462																																												
UOP	252	20		50	4,097																																												
UOP	378	20		76	6,227																																												
TOTALS	2,869			2,057	168,535																																												
EXTRA FEATURES					487 NW CASTERLINE GLN, LAKE CITY															BLD DATE					LGL DATE					05/16/2023					MLU														
																				XF DATE					LAND DATE																								
																				INC DATE					AG DATE																								
L N	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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200																																	
2	0294	SHED WOOD/	0	0	8	12	96.00	UT	3.50	3.50	100	1993	1993	3	100	336																																	
3	0294	SHED WOOD/	0	0	10	16	160.00	UT	3.50	3.50	100	1993	1993	3	100	560																																	
4	0166	CONC, PAVMT	0	0	12	522	6,264.00	UT	1.50	1.50	75	1993	1993	3	75	7,047																																	
5	0040	BARN, POLE	0	0	24	48	1,152.00	UT	5.00	5.00	100	2005	2005	3	100	5,760																																	
6	0040	BARN, POLE	0	0	24	24	576.00	UT	5.00	5.00	100	2005	2005	3	100	2,880																																	
LAND DESCRIPTION										TOTAL OB/XF										17,783																													
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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.15	6,000.00	6,900.00	6,900																																
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.50	AC		1.00	1.00	1.00	280.00	280.00	4,620																																
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	16.50	AC		1.00	1.00	1.15	6,000.00	6,900.00	113,850																																
4	9520	C	LAKE	0		A-1	0.00	0.00	7.50	AC		1.00	1.00	1.15	25.00	28.75	216																																
REVIEW DATE	02/06/2023	BY	KS	Total Acres: 25.00		Total Land Value: 11,736		Market: 113,850		Agricultural: 4,620		Common: 7,116		PRINTED 11/18/2025 BY SYS																																			