LOT 5 FAIRFIELD BROOK S/D & PART
FAIRFIELD BROOK S/D DESC AS: BEG
RUN S 54 DG E ALONG N LINE 56.20

SMITH DIANE
2494 NW BROWN RD
LAKE CITY, FL 32055-7001

2026

20-3S-16-02206-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

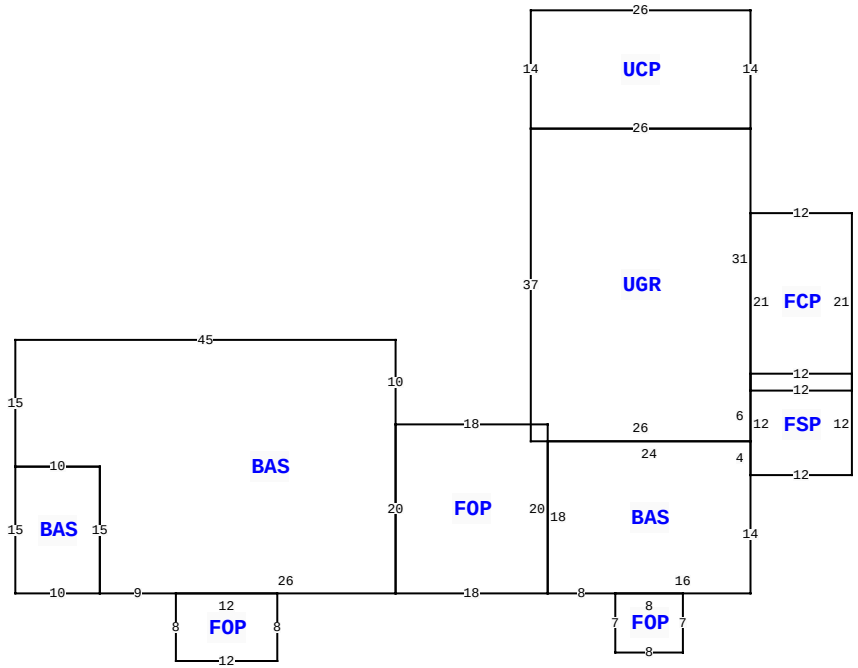
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	150	100		150	11,491
BAS	432	100		432	33,095
BAS	1,200	100		1,200	91,931
FCP	252	25		63	4,826
FOP	56	30		17	1,303
FOP	96	30		29	2,222
FOP	360	30		108	8,274
FSP	144	40		58	4,443
UCP	364	20		73	5,593
UGR	962	45		433	33,171
TOTALS	4,016			2,563	196,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,563	105.2352	117.86	302,075	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1782 HX Base Yr 2016



2494 NW BROWN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		196,349
TOTAL MARKET OB/XF VALUE		16,400
TOTAL LAND VALUE - MARKET		49,410
TOTAL MARKET VALUE		262,159
SOH/AGL Deduction		89,065
ASSESSED VALUE		173,094
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		117,372
TOTAL JUST VALUE		262,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,159

LAND:2:1: JOINS 02206-006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041780	Electrical Servic	0	04/22/2021
31348	MAINT/ALTR	0	08/14/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/0150	5/22/2015	WD	Q	I	01	150,000
GRANTOR: JACK & LINDA STEVENS						
GRANTEE: DEAN & DIANE SMITH						
1290/2631	3/12/2015	WD	U	I	30	100
GRANTOR: JACK & LINDA STEVENS						
GRANTEE: JACK & LINDA STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W45 S15 BAS= S15 E10 N15 W10$ E10 S15 E9 FOP= S8 E12 N8 W12$ E26 FOP= E18 BAS= E8FOP= S7 E8 N7 W8$ E16 N14 FSP= E12 N12 W12 S12$ N4 UGR= N6 FCP= E12 N21 W12 S21$ N31 UCP= N14 W26 S14 E26$ W26 S37 E26$ W24 S18$N20 W18 S20$ N20$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,800	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2022	2021		100	1,600	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	4,900.00	4,900.00	100	2022	2021		100	4,900	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2023	2022		100	1,400	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 16,400

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	0100	C	SFR	100		A-1	0.00	0.00	1.83	AC		1.00	1.00	1.50	18,000.00	27,000.00	49,410							

REVIEW DATE 02/07/2023 BY KS Total Acres: 1.83 Total Land Value: 49,410 Market: 0 Agricultural: 0 Common: 49,410 PRINTED 11/19/2025 BY SYS