LOTS 6, 7 & 8 FAIRFIELD BROOK S/
OF LOT 6, S 54 DG E ALONG N LOT
S 29 DG W 122.18 FT, S73 DEG W 5

PACHECO ARTHUR/PACHECO DEBRA
2492 NW BROWN RD
LAKE CITY, FL 32055

2026

20-3S-16-02206-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

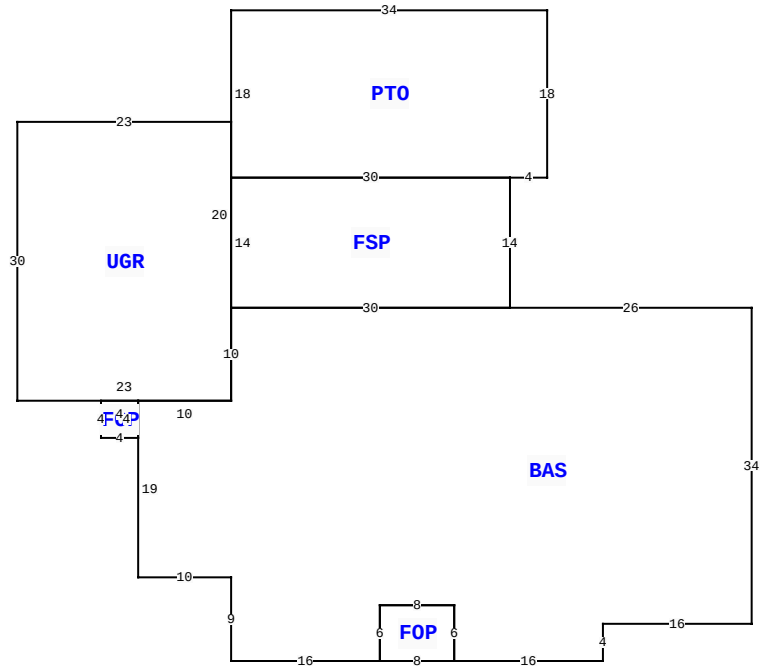
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,206	100		2,206	180,671
FOP	16	30		5	410
FOP	48	30		14	1,147
FSP	420	40		168	13,759
PTO	612	5		31	2,539
UGR	690	45		310	25,389
TOTALS	3,992			2,734	223,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,734	112.5040	126.00	344,484	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2206 HX Base Yr 2018



2492 NW BROWN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,915
TOTAL MARKET OB/XF VALUE		15,268
TOTAL LAND VALUE - MARKET		74,620
TOTAL MARKET VALUE		313,803
SOH/AGL Deduction		57,467
ASSESSED VALUE		256,336
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,614
TOTAL JUST VALUE		313,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,008

PRMT:1:1: PATIO ADDTION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31347	MAINT/ALTR	0	08/14/2013
14919	ADDN SFR	50	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/0900	3/17/2020	WD	U	I	37	27,500
GRANTOR: LINDA L STEVENS						
GRANTEE: ARTHUR & DEBRA PACH						
1405/2288	2/18/2020	LE	U	V	14	100
GRANTOR: LINDA STEVENS (ENH LI						
GRANTEE: JAYNE A BURNS & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N14 PTO= E4 N18 W34 S18 E30$ W30 S14 E30$ W30
UGR= N20 W23 S30 E23N10$ S10W10FOP= W4S4E4N4$ S19E10 S9 E16
FOP= E8N6 W8 S6$ N6 E8 S6 E16 N4 E16 N34$.

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	15	48	720.00	UT	1.40	1.40	100	1993	1993	3	100	1,008	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
6	0260	PAVEMENT-A	0	100	0	0	3,200.00	UT	1.30	1.30	100	2014	2014	3	100	4,160	
7	0166	CONC,PAVMT	0	100	40	20	800.00	UT	2.00	2.00	100	2014	2014	3	100	1,600	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2023	2022		100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 15,268

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	3.83	AC		1.00	1.00	1.00	14,000.00	14,000.00	53,620							
2	0000	C	VAC RES	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	0.50	14,000.00	7,000.00	21,000							

REVIEW DATE 02/07/2023 BY KS Total Acres: 6.83 Total Land Value: 74,620 Market: 0 Agricultural: 0 Common: 74,620 PRINTED 11/19/2025 BY SYS