COMM NW COR OF SE1/4 OF SE1/4,
RUN S 144.08 FT, E 537.75 FT,
N 30 FT TO POB, RUN N 481.04

RASSEL LINDA
2142 NW BROWN RD
LAKE CITY, FL 32055

2026

20-3S-16-02207-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

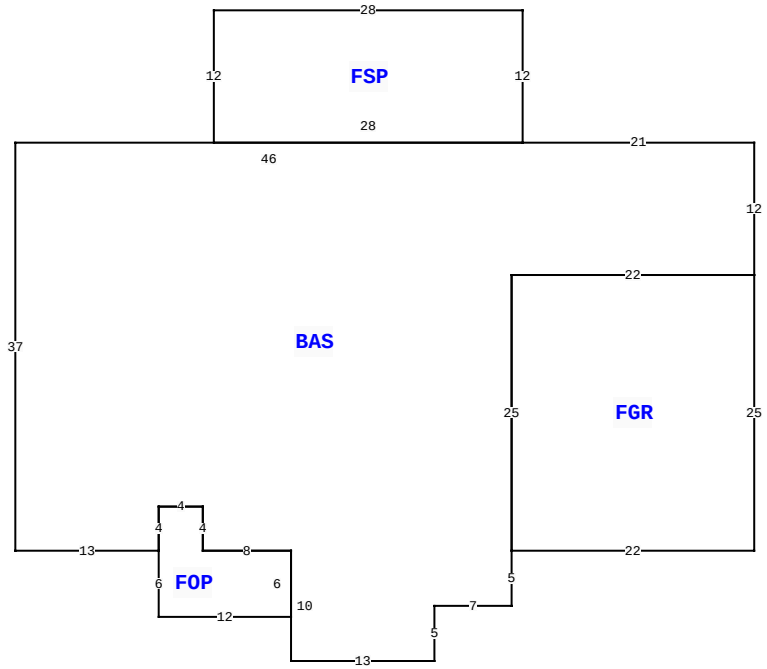
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100		2,078	165,420
FGR	550	55		302	24,041
FOP	88	30		26	2,070
FSP	336	40		134	10,667
TOTALS	3,052			2,540	202,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,540	109.3440	122.47	311,074	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2078 HX Base Yr 2018



2142 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		202,198
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		15,750
TOTAL MARKET VALUE		219,648
SOH/AGL Deduction		60,507
ASSESSED VALUE		159,141
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,419
TOTAL JUST VALUE		219,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,115

SALE:2:1: AG LAND \ 20 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051779	Electrical Servic	0	12/11/2024
31252	MAINT/ALTR	55	07/16/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/0574	6/15/2017	QC	U	I	11	100
GRANTOR: STEPHEN E RASSEL SR						
GRANTEE: LINDA RASSEL						
1151/0492	5/27/2008	WD	Q	I	03	100
GRANTOR: SOPHIA M RASSELL (UNR						
GRANTEE: STEPHEN E RASSEL SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N12 W28 S12 E28$ W46 S37 E13 FOP= S6 E12N6 W8N4 W4 S4$ N4 E4 S4 E8 S10E13 N5 E7 N5 FGR= E22 N25 W22 S25$ N25 E22 N12$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	100	16	10	142.80	UT	1.40	1.40	100	1990	1990	3	100	200	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.75	AC		1.00	1.00	1.00	9,000.00	9,000.00	6,750							

REVIEW DATE 02/07/2023 BY KS Total Acres: 1.75 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/18/2025 BY SYS