

BEG NE COR OF NE1/4 OF SW1/4, RU
W 214 FT TO E R/W DOUBLE RUN RD,
R/W 262 FT TO N LINE OF NE1/4 OF

BRINK DONALD PAUL/BRINK CANOVA
471 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2026

20-3S-17-05345-000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		15	CONC BLOCK 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		04	PLYWOOD 100		
Interior Floo		14	CARPET 90		
Interior Floo		08	SHT VINYL 10		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			2 100		
Bathrooms			1 100		
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		07
NEIGHBORHOOD/LOC		20317.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	231	100		231	18,320
BAS	885	100		885	70,186
FOP	80	30		24	1,903
TOTALS	1,196			1,140	90,409

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,140	108.9360	122.01	139,091	1960	1960		0	0	35.00	65.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1116 HX Base Yr													
471 NE DOUBLE RUN RD, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				90,409		
TOTAL MARKET OB/XF VALUE				1,400		
TOTAL LAND VALUE - MARKET				14,929		
TOTAL MARKET VALUE				106,738		
SOH/AGL Deduction				0		
ASSESSED VALUE				106,738		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				106,738		
TOTAL JUST VALUE				106,738		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				106,738		

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
1	0166	CONC, PAVMT	0	0	20	20	400.00	UT	2.00	2.00	50	1993	1993
2	0296	SHED METAL	0	0	10	20	200.00	UT	5.00	5.00	50	1993	1993
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011

LAND DESCRIPTION													
TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	0			0.00	0.00	37,323.00	SF		1.00	1.00
TOTAL ADJ 0.80 UNIT PRICE 0.50 ADJ UNIT PRICE 0.40 LAND VALUE 14,929													
OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSVR													