S1/2 OF N1/2 OF W1/2 OF SW1/4
OF SW1/4 OF SE1/4, AKA PART OF
LOT 7 BLOCK A RANCHETTES S/D UNR

MAPLES IRENE J
1383 NW BROWN RD
LAKE CITY, FL 32055

2026

21-3S-16-02235-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

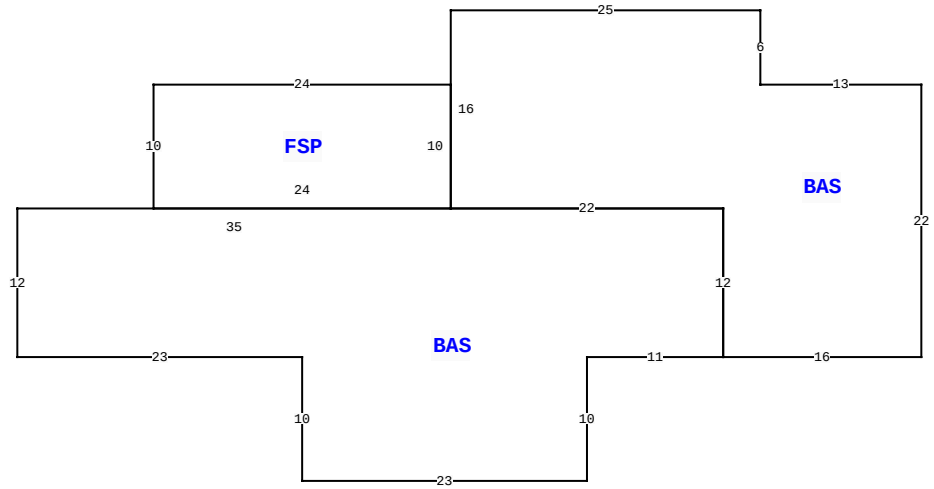
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	722	100		722	17,435
BAS	914	100		914	22,071
FSP	240	40		96	2,318
TOTALS	1,876			1,732	41,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,732	100.6200	60.37	104,561	1968	1968	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1636 HX Base Yr



COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		41,824
TOTAL MARKET OB/XF VALUE		13,372
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		77,696
SOH/AGL Deduction		45,507
ASSESSED VALUE		32,189
TOTAL EXEMPTION VALUE	HX HB WX SX	32,189
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		77,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N6 W25 S16 E22 S12 BAS= N12 W22 FSP= N10 W24 S10 E24$ W35 S12 E23 S10 E23 N10 E11$ E16 N22$. .

1383 NW BROWN RD, LAKE CITY

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

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	0021	BARN,FR AE	0	100	0	0	2.00	UT	1,750.00	1,750.00	100	0	0	3	100	3,500	
2	0296	SHED METAL	0	100	8	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	360.00	UT	4.50	4.50	60	1993	1993	3	60	972	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 13,372

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.25	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,500							

REVIEW DATE 02/08/2023 BY KS Total Acres: 1.25 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/12/2025 BY SYS