COMM NW COR OF SW1/4 OF SE1/4, R
FOR POB, CONT E 659.73 FT, S 132
660.70 FT, N 1320.53 FT TO POB.

THE BREWIN TRUST DATED DECEMBER 20TH 2018
421 SE HICKS GRIFFIN GLN
LAKE CITY, FL 32025

2026

22-4S-17-08704-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

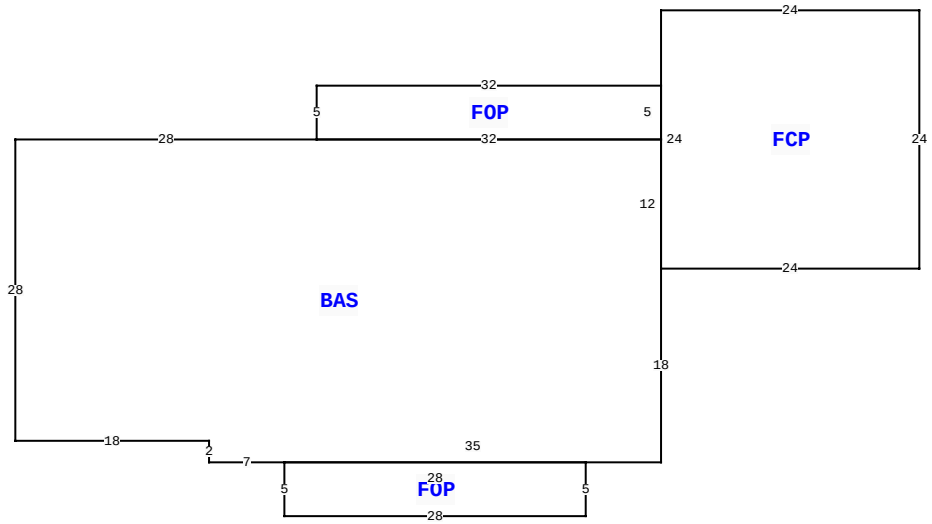
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100		1,764	126,435
FCP	576	25		144	10,321
FOP	140	30		42	3,010
FOP	160	30		48	3,440
TOTALS	2,640			1,998	143,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,998	98.4550	110.27	220,319	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1764 HX Base Yr



421 SE HICKS GRIFFIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,207
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		158,127
SOH/AGL Deduction		64,080
ASSESSED VALUE		94,047
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,325
TOTAL JUST VALUE		266,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1380/2410	3/13/2019	WD	U	I	30	0

GRANTOR: ROBERT R III & JENNIF

GRANTEE: ROBERT R III & JENN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S28 E18 S2 E7 FOP= S5 E28 N5 W28$ E35 N18 FCP= E24 N24 W24 S24$ N12 FOP= N5W32 S5 E32$ W32$.

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	0	0	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	114,000							

REVIEW DATE 05/26/2017 BY BC Total Acres: 20.00 Total Land Value: 11,320 Market: 114,000 Agricultural: 5,320 Common: 6,000 PRINTED 11/17/2025 BY SYS