COMM N LINE OF SEC & E R/W US-41
RUN S 1424.15 FT, E 1216.58 FT,
FT TO N LINE OF SEC, W 1289.87 T

BRULAND RAYMOND NELSON
P O BOX 500249
MARATHON, FL 33050

2026

22-5S-17-09330-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

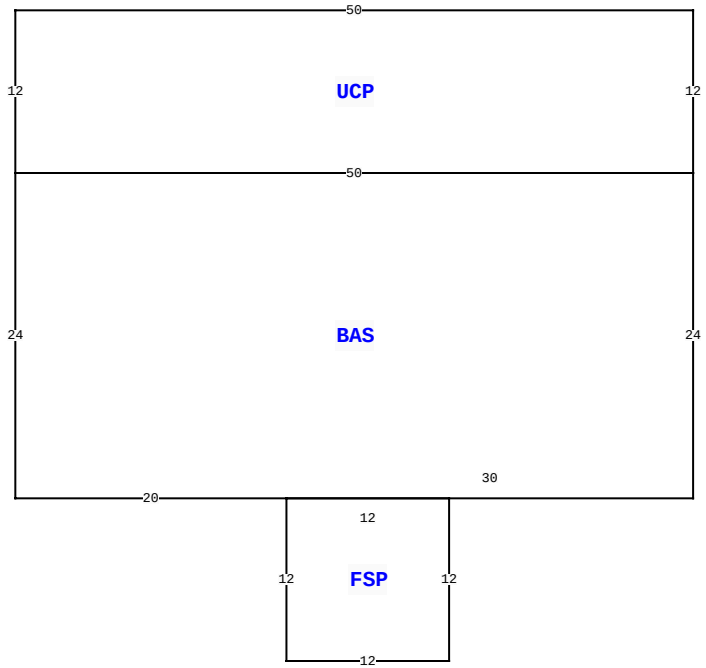
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	22517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	31,651
FSP	144	40		58	1,530
UCP	600	20		120	3,165
TOTALS	1,944			1,378	36,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,378	109.9000	65.94	90,865	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1200 HX Base Yr



10629 S US HIGHWAY 441 , 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	36,346
TOTAL MARKET OB/XF VALUE	15,700
TOTAL LAND VALUE - MARKET	120,180
TOTAL MARKET VALUE	63,374
SOH/AGL Deduction	5,436
ASSESSED VALUE	57,938
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,938
TOTAL JUST VALUE	172,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,226

XFOB:4:1: CRAN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30677	MAINT/ALTR	35	12/19/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/0931	7/19/2019	LE	U	I	14	100
GRANTOR: RAYMOND NELSON BRULAN						
GRANTEE: JUSTIN LEE BRULAND						
1387/2677	7/02/2019	LE	U	I	14	100
GRANTOR: RAYMOND NELSON BRULAN						
GRANTEE: JUSTIN LEE BRULAND						

BUILDING NOTES

BUILDING DIMENSIONS

UCP= N12 W50 S12 E50$ BAS= W50 S24 E20 FSP= S12 E12 N12 W12$ E30 N24$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0030	BARN,MT	0	0	30	30	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0294	SHED WOOD/	0	0	10	100	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0010	BARN,BLK	0	0	30	57	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 15,700

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.03	AC		1.00	1.00	1.00	280.00	280.00	5,328							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.03	AC		1.00	1.00	1.00	6,000.00	6,000.00	114,180							

REVIEW DATE 08/23/2017 BY BC Total Acres: 20.03 Total Land Value: 11,328 Market: 114,180 Agricultural: 5,328 Common: 6,000 PRINTED 11/19/2025 BY SYS