

BEG ON E R/W LINE OF US HWY 41
& N LINE OF S1/2 OF SW1/4,
SW 346 FT, E 268.40 FT, S 50

BROWN DONALD E
P O BOX 540777
ORLANDO, FL 32854-0777

2026

22-6S-17-09726-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floop	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	0	100
Bathrooms	0	100
Frame	01	NONE 100
Stories	2.	2. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	01	01 100

Quality	01	01
DOR CODE	0101	SFRES/SFRES

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	22617.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,306	100		1,306	19,465
FEP	320	80		256	3,816
FUS	1,020	100		1,020	15,202
SFB	992	80		794	11,834
UCP	928	20		186	2,772
UEP	66	60		40	596
UEP	176	60		106	1,580
UOP	320	20		64	954
UOP	403	20		81	1,207

TOTALS	5,531			3,853	57,425
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EXTRA FEATURES		
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L N	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	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	700	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	0	
2	0100	C	SFR	0	
3	0000	C	VAC RES	0	
4	0000	C	VAC RES	0	

REVIEW DATE	02/07/2018	BY	DF	Total Acres:	8.85	Total Land Value:	84,075	Market:	0	Agricultural:	0	Common:	84,075	PRINTED 11/19/2025 BY SYS
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MARKET ADJUSTMENTS														TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,853	33.2640	37.26	143,563	1900	1900	0	0	25	35.00	40.00														

1 SINGLE FAM

0% - 0

Heated Area: 3318

HX Base Yr

UCP

32

29

29

32

13

31

31

32

13

SFB

32

31

31

32

13

UOP

13

31

31

13

FEP

40

40

41

25

4

11

6

11

16

11

16

BAS

40

41

41

16

UEP

6

11

11

JEP

11

16

16

UOP

40

41

15

27

26

15

FUS

40

41

41

15

285 SE CLUBHOUSE LN, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
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	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY										PAGE 1 of 2		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										171,666		
TOTAL MARKET OB/XF VALUE										9,800		
TOTAL LAND VALUE - MARKET										84,075		
TOTAL MARKET VALUE										265,541		
SOH/AGL Deduction										26,741		
ASSESSED VALUE										238,800		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										238,800		
TOTAL JUST VALUE										265,541		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										265,541		

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