COMM NW COR, RUN S 183.00 FT,
E 40 FT POB, CONT E 330.00 FT,
S 330.00 FT, W 330.00 FT, N

BROWN JEFFERSON M/BROWN SHANNON M
947 SE CR 18
LAKE CITY, FL 32024

2026

23-6S-17-09753-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

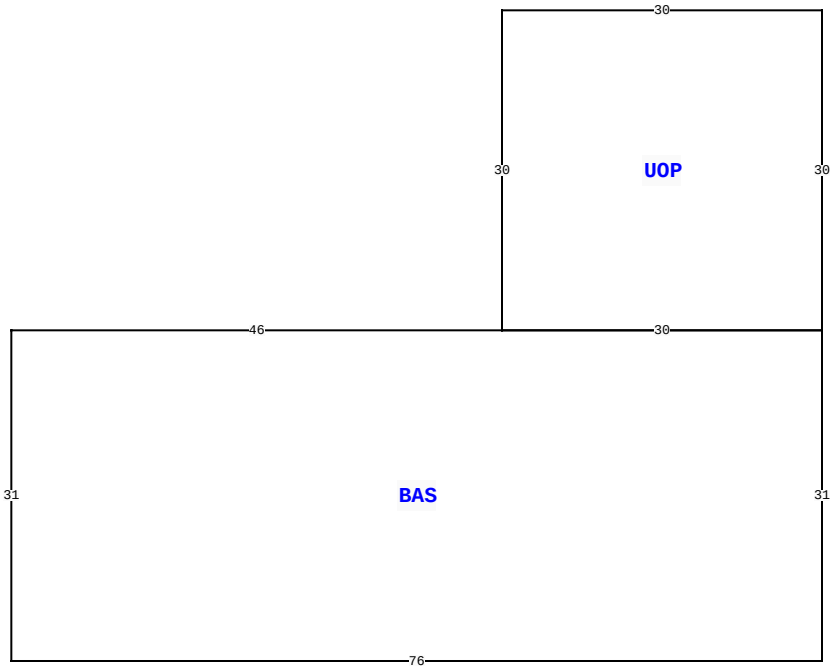
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	138,741
UOP	900	25		225	13,250
TOTALS	3,256			2,581	151,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,581	113.9000	107.07	276,348	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 2356 HX Base Yr 2007



947 SE COUNTY ROAD 18 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,991
TOTAL MARKET OB/XF VALUE		21,800
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		208,791
SOH/AGL Deduction		80,860
ASSESSED VALUE		127,931
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,209
TOTAL JUST VALUE		208,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,791

SALE:5:1: 23 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37622	STORAGE	178	01/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1064/1386	11/08/2005	QC	Q	V	06	100
GRANTOR: JAMES & JOYE BROWN						
GRANTEE: JEFFERSON AND SHANN						
1034/1377	12/30/2004	QC	Q	V	06	100
GRANTOR: JAMES T BROWN JR						
GRANTEE: JAMES T BROWN JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S31 E76 N31 UOP= N30 W30 S30 E30$ W30$.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0031	BARN,MT AE	0	100	30	30	900.00	UT	15.00	15.00	100	2018	2018	3	100	13,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 21,800

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,000							

REVIEW DATE 06/24/2020 BY KR Total Acres: 2.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS