

BEG NW COR, RUN S 1908.19 FT, E
330 FT, E 660 FT, S 330 FT, E 32
1908.53 FT TO N LINE OF SEC, W A

BROWN JAMES M III/BROWN KAREN M
P O BOX 1402
LAKE CITY, FL 32056

2026

24-3S-15-00188-004



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3												
																VALUATION BY STANDARD														
																Tax Group: 3					Tax Dist:									
																BUILDING MARKET VALUE										0				
																TOTAL MARKET OB/XF VALUE										17,550				
																TOTAL LAND VALUE - MARKET										509,850				
																TOTAL MARKET VALUE										46,102				
																SOH/AGL Deduction										0				
																ASSESSED VALUE										46,102				
																TOTAL EXEMPTION VALUE										0				
																BASE TAXABLE VALUE										46,102				
TOTAL JUST VALUE										527,400																				
NCON VALUE										0																				
INCOME VALUE																														
PREVIOUS YEAR MKT VALUE										527,400																				
DOR CODE						5020 IMP AG/BARN																								
MAP NUM						MKT AREA 01																								
NEIGHBORHOOD/LOC						24315.00 1.00/																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS						833 NW CAREFREE CT, LAKE CITY										BLD DATE				LGL DATE										
EXTRA FEATURES																XF DATE		LAND DATE												
																INC DATE		AG DATE												
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	0020	BARN, FR	0 0	40 67	1.00	UT	0.00	0.00	100	0	0	3	100	6,000																
2	0294	SHED WOOD/	0 0	0 0	2.00	UT	200.00	200.00	100	0	0	3	100	400																
3	9910	RV SITE/RE	0 0	0 0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150																
4	0070	CARPORT UF	0 0	0 0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600																
5	0070	CARPORT UF	0 0	0 0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600																
6	0252	LEAN-TO W/	0 0	0 0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100																
7	0296	SHED METAL	0 0	0 0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600																
8	0030	BARN, MT	0 0	20 54	1,080.00	UT	10.00	10.00	75	2016	2016	3	75	8,100																
TOTALS						TOTAL OB/XF 17,550																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	101.97	AC		1.00	1.00	1.00	280.00	280.00	28,552													
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	101.97	AC		1.00	1.00	1.00	5,000.00	5,000.00	509,850													
REVIEW DATE 04/26/2016 BY DF Total Acres: 101.97 Total Land Value: 28,552 Market: 509,850 Agricultural: 28,552 Common: 0 PRINTED 11/18/2025 BY SYS																														