BEG AT SE COR OF NE1/4 OF THE NW
278.78 FT, CONT N 238.98 FT, S 7
FT, TO A POINT OF A CURVE, SW'ER

BROWN JAMES M IV
765 NW CAREFREE CT
LAKE CITY, FL 32055

2026

24-3S-15-00188-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 5000 IMPROVED AG

MAP NUM | MKT AREA 01

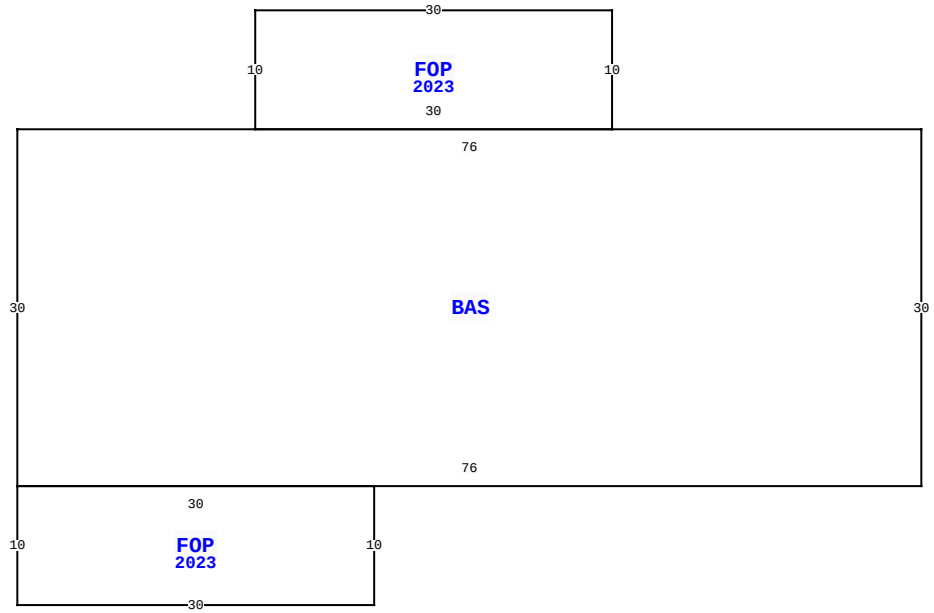
NEIGHBORHOOD/LOC 24315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	168,916
FOP	300	35	2023	105	7,779
FOP	300	35	2023	105	7,779
TOTALS	2,880			2,490	184,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,490	115.9000	108.95	271,286	2011	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2012 Heated Area: 2280 HX Base Yr 2012



765 NW CAREFREE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		184,474
TOTAL MARKET OB/XF VALUE		10,800
TOTAL LAND VALUE - MARKET		93,960
TOTAL MARKET VALUE		207,004
SOH/AGL Deduction		93,024
ASSESSED VALUE		113,980
TOTAL EXEMPTION VALUE	HX HB MH	50,722
BASE TAXABLE VALUE		63,258
TOTAL JUST VALUE		289,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046846	Electrical Servic	0	03/28/2023
29197	M H	560	02/18/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1272/2285	4/14/2014	WD	U	V	30	100
GRANTOR: JAMES M BROWM III						
GRANTEE: JAMES M BROWN IV						
1206/2733	12/22/2010	WD	U	V	16	100
GRANTOR: JAMES M BROWM III & K						
GRANTEE: JAMES M BROWN IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S30 E76 N30 $
FOP=[YR=2023;ORIG=-56,-10] E30 S10 W30 N10 $
FOP=[YR=2023;ORIG=-76,30] E30 S10 W30 N10 $
.

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	2011	2011	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	1.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,090							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.43	AC		1.00	1.00	1.00	280.00	280.00	2,640							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.43	AC		1.00	1.00	1.00	9,000.00	9,000.00	84,870							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 10.44 Total Land Value: 11,730 Market: 84,870 Agricultural: 2,640 Common: 9,090 PRINTED 11/17/2025 BY SYS