E1/2 OF NE1/4.

502-646, 740-671,672

BROWN JAMES M JR TRUST/BROWN BIANCA H TRUST
P O BOX 1402
LAKE CITY, FL 32056-1402

2026

24-3S-15-00189-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	21,470
SOH/AGL Deduction	0
ASSESSED VALUE	21,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,470
TOTAL JUST VALUE	400,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0740/0671	9/18/1990	WD	Q	V	01	100

GRANTOR: JAMES M BROWN JR & BI

GRANTEE: JAMES M BROWN JR TR

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	30	50	1.00	UT	0.00	0.00	100	0	0	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	74.00	AC		1.00	1.00	1.00	280.00	280.00	20,720							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	25.00	25.00	150							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	400,000							

REVIEW DATE 02/01/2023 BY KS Total Acres: 80.00 Total Land Value: 20,870 Market: 400,000 Agricultural: 20,870 Common: 0 PRINTED 11/17/2025 BY SYS