COMM NE COR OF SEC, RUN W
348.88 FT FOR POB, CONT W
348.88 FT, S 648.32 FT, E

BROWN TIMOTHY MATTHEW
700 SW ANDERSON ST
LAKE CITY, FL 32024

2026

24-4S-15-00382-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

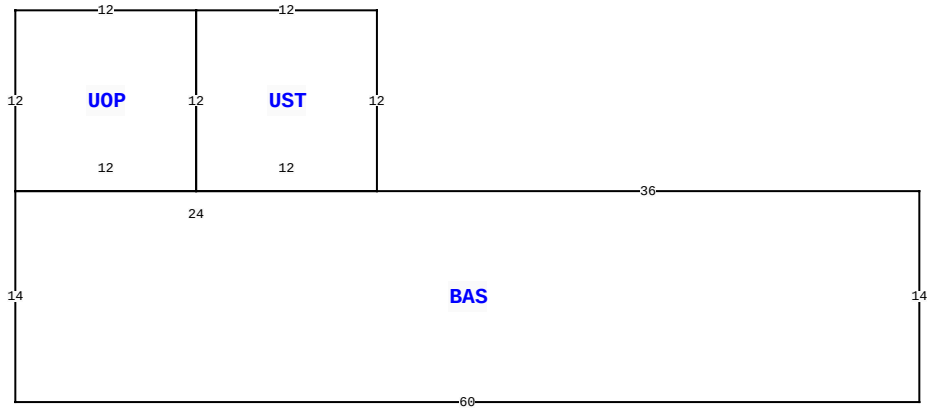
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	16,313
UOP	144	25		36	699
UST	144	45		65	1,262
TOTALS	1,128			941	18,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	941	80.9100	48.55	45,686	1982	1982	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2004 Heated Area: 840 HX Base Yr 2004



700 SW ANDERSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		18,274
TOTAL MARKET OB/XF VALUE		11,000
TOTAL LAND VALUE - MARKET		51,100
TOTAL MARKET VALUE		80,374
SOH/AGL Deduction		31,379
ASSESSED VALUE		48,995
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,995
TOTAL JUST VALUE		80,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,374

PRMT:1:1: MARTIN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16620	M H	125	02/21/2000
13598	M H	125	02/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0959/0448	7/24/2002	AG	Q	I	03	30,000
GRANTOR:A MARTIN						
GRANTEE:TIMOTHY BROWN						
0881/1691	6/02/1999	WD	Q	I	01	0
GRANTOR:S MARTIN						
GRANTEE:A MARTIN (EX WIFE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UST= N12 W12 UOP= W12 S12 E12 N12$ S12 E12$ W24 S14 E60 N14$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 11,000

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	5.11	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,100							

REVIEW DATE 05/13/2025 BY KS Total Acres: 5.11 Total Land Value: 51,100 Market: 0 Agricultural: 0 Common: 51,100 PRINTED 11/18/2025 BY SYS