COMM NE COR OF S1/2 OF SEC, RUN
POB, CONT W 720 FT, S 23 DEG E 8
FT, N 784.21 FT TO POB.

LEWIS BRIAN J/LEWIS RACHEL D
267 SW DARWIN GLN
LAKE CITY, FL 32024

2026

25-5S-15-00479-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

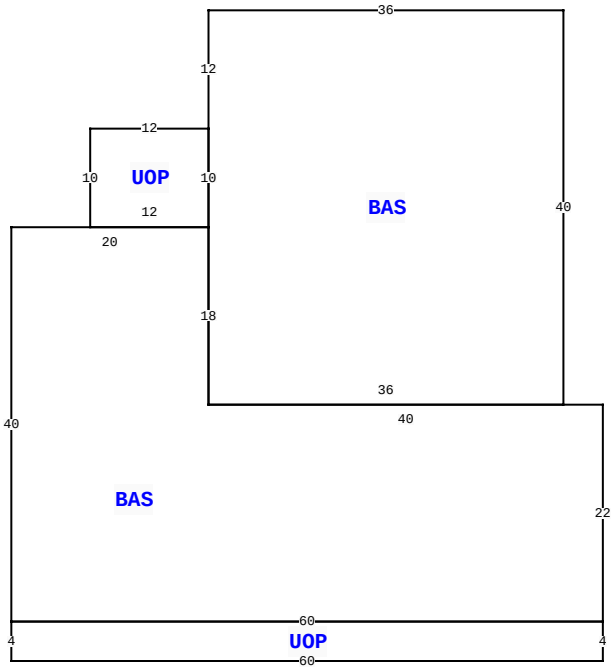
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	123,142
BAS	1,680	100		1,680	143,666
UOP	120	20		24	2,052
UOP	240	20		48	4,105
TOTALS	3,480			3,192	272,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,192	101.8000	114.02	363,952	2005	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2023 Heated Area: 3120 HX Base Yr 2023



267 SW DARWIN GLN, 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		272,964
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		95,760
TOTAL MARKET VALUE		324,624
SOH/AGL Deduction		11,265
ASSESSED VALUE		313,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,637
TOTAL JUST VALUE		370,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047616	Electrical Servic	0	07/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/0019	11/19/2014	WD	U	I	34	100
GRANTOR: DARWIN PERRY						
GRANTEE: BRIAN & RACHEL LEWI						
1118/0874	5/04/2007	AG	Q	I	01	50,100
GRANTOR: DARWIN PERRY						
GRANTEE: BRIAN & RACHEL LEWI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S12 UOP= W12 S10 E12 N10$ S10 BAS= W20 S40 UOP= S4 E60 N4 W60$ E60 N22 W40 N18$ S18 E36 N40$.

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	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	100		A-1	0.00	0.00	5.08	AC		1.00	1.00	1.00	9,500.00	9,500.00	48,260							
2	6200	A	PASTURE 3	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	47,500							

REVIEW DATE 11/07/2023 BY jerry Total Acres: 10.08 Total Land Value: 49,660 Market: 47,500 Agricultural: 1,400 Common: 48,260 PRINTED 11/19/2025 BY SYS