S1/2 OF S1/2 OF SW1/4 OF SW1/4.
809-2702, 942-71, DC 1310-1218,

BRASEL KRISTA S
360 BACKROAD TER
LAKE CITY, FL 32055

2026

28-2S-17-04774-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

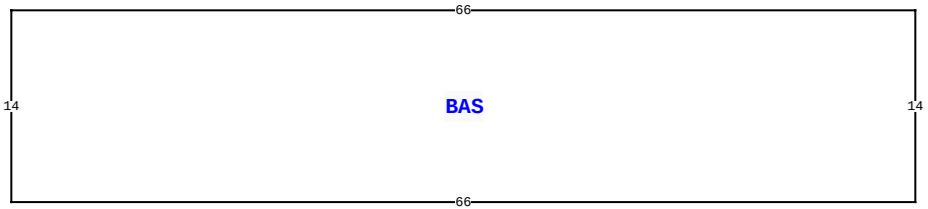
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	14,159
TOTALS	924			924	14,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	63.8520	38.31	35,398	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



138 NE BACKROAD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	14,159
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	32,464
SOH/AGL Deduction	6,348
ASSESSED VALUE	26,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,116
TOTAL JUST VALUE	86,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/1468	2/29/2016	WD	U	I	30	100
GRANTOR: PEGGY SANDERS						
GRANTEE: PEGGY W SANDERS & K						
0942/0071	12/10/2001	QC	Q	I	01	100
GRANTOR: PEGGY SANDERS						
GRANTEE: GROBERT & PEGGY SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,500							

REVIEW DATE 08/04/2015 BY DF Total Acres: 10.00 Total Land Value: 10,505 Market: 58,500 Agricultural: 4,005 Common: 6,500 PRINTED 10/10/2025 BY SYS