

PART OF LOT 9 BLOCK B RANCHETTES
COR OF NW1/4 OF NE1/4, N 390 FT
270.52 FT, S 176 FT, W 270.42 FT

KELLY JOHN W/KELLY DAYSHA L SMITH
1105 NW BROWN RD
LAKE CITY, FL 32055

2026

28-3S-16-02352-000



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
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

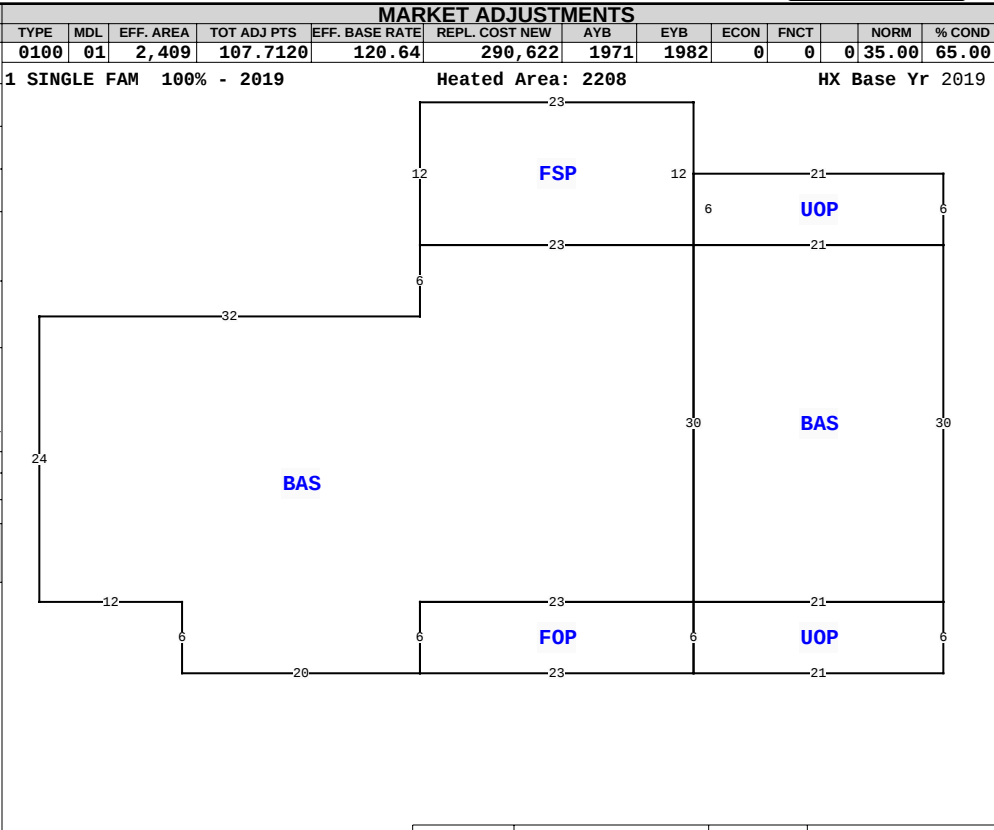
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC					
28316.030 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	630	100		630	49,402
BAS	1,578	100		1,578	123,741
FOP	138	30		41	3,215
FSP	276	40		110	8,626
UOP	126	20		25	1,960
UOP	126	20		25	1,960

TOTALS	2,874			2,409	188,904
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	1,000
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	500
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	400
4	0260	PAVEMENT-A	0	100	12	72	864.00	UT	1.10	1.10	665
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	200
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	800

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		RSF/MH	0.00	0.00	1.09	AC	



1105 NW BROWN RD, LAKE CITY	BLD DATE	LGL DATE	05/09/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
3,565											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		188,904	
TOTAL MARKET OB/XF VALUE		3,565	
TOTAL LAND VALUE - MARKET		14,715	
TOTAL MARKET VALUE		207,184	
SOH/AGL Deduction		67,140	
ASSESSED VALUE		140,044	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		89,322	
TOTAL JUST VALUE		207,184	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,184	

SALE:1:1: 1.09 AC WITH IMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046913	Solar Power Syste	50,000	04/06/2023
27262	M H	421	08/12/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1501/1228	10/18/2023	WD	U	I	11	100	
GRANTOR: WILEY RONALD C							
GRANTEE: KELLY JOHN W							
1327/0256	10/24/2016	AG	U	I	21	125,000	
GRANTOR: RONALD C WILEY & PATR							
GRANTEE: JOHN W KELLY & DAYS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W23 S6 W32 S24 E12 S6 E20 FOP= E23 N6 W23 S6\$ N6 E23 UOP= S6 E21 N6 W21\$ BAS= E21 N30 UOP= N6 W21 S6 E21\$ W21 S30\$ N30 FSP= N12 W23 S12 E23\$.											