(AKA N1/2 OF S1/2 OF LOT 8 BLOCK S/D UNR) N1/2 OF S1/2 OF W1/2 OF OF NE1/4.

ROLAND ROSIE L/LEE TRACY M
1221 NW BROWN RD
LAKE CITY, FL 32055

2026

28-3S-16-02359-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

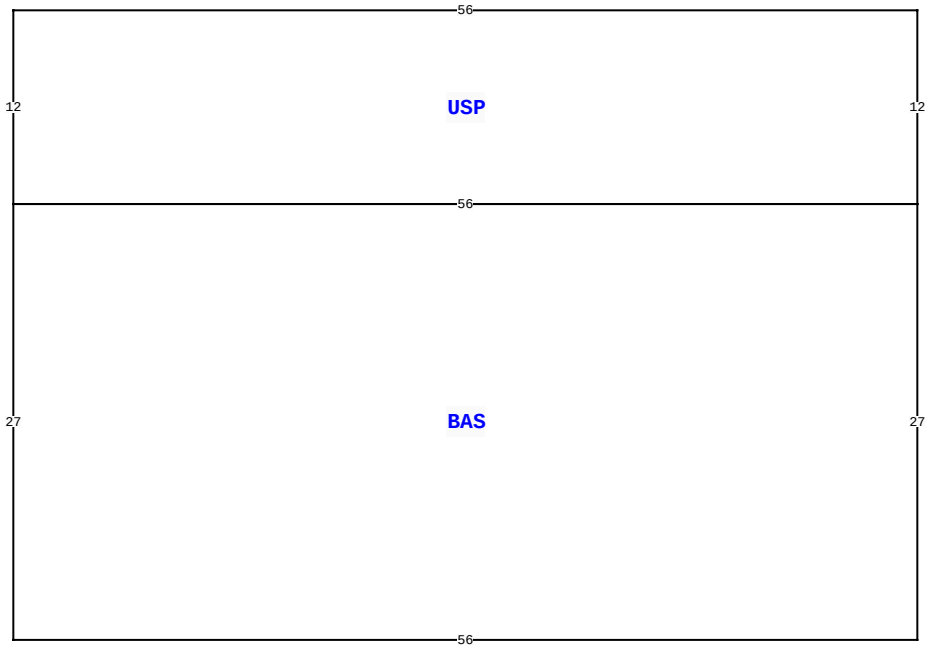
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,512	100		1,512	92,166
USP	672	35		235	14,325
TOTALS	2,184			1,747	106,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,747	117.9000	110.83	193,620	2004	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 2016 Heated Area: 1512 HX Base Yr 2016



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/09/2022 MLU
AG DATE	

1221 NW BROWN RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		106,491
TOTAL MARKET OB/XF VALUE		15,696
TOTAL LAND VALUE - MARKET		14,375
TOTAL MARKET VALUE		136,562
SOH/AGL Deduction		55,184
ASSESSED VALUE		81,378
TOTAL EXEMPTION VALUE	HX HB SX	81,378
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		136,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20951	M H	125	08/05/2003
7357	M H	60	07/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1417/0374	8/06/2020	WD	U	I	11	100
GRANTOR: ROSIE L ROLAND						
GRANTEE: ROSIE L ROLAND & TR						
1301/0712	9/18/2015	WD	Q	I	01	70,000
GRANTOR: LARRY & BETTY HASSEBR						
GRANTEE: RALEIGH B JR & ROSI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$ USP= N12 W56 S12 E56$.

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	0	0	3	100	400	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	70	1993	1993	3	70	420	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100	2003	2003	3	100	2,160	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
7	0031	BARN,MT AE	0	100	18	20	360.00	UT	11.00	11.00	100	2017	2017	3	100	3,960	
8	0251	LEAN TO W/	0	100	12	18	216.00	UT	3.50	3.50	100	2017	2017	3	100	756	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 15,696

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		RSF/MH	0.00	0.00	1.25	AC		1.00	1.00	1.00	11,500.00	11,500.00	14,375							

REVIEW DATE 08/15/2018 BY BC Total Acres: 1.25 Total Land Value: 14,375 Market: 0 Agricultural: 0 Common: 14,375 PRINTED 11/10/2025 BY SYS