PART OF LOT 8 BLOCK B RANCHETTES
NE COR OF SEC, W 2250.30 FT, S 1
POB, CONT S 79.31 FT, W 271.86 F

DAVICH RANA L/BROWN CRYSTAL MIKELL
1277 NW BROWN RD
LAKE CITY, FL 32055

2026

28-3S-16-02359-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

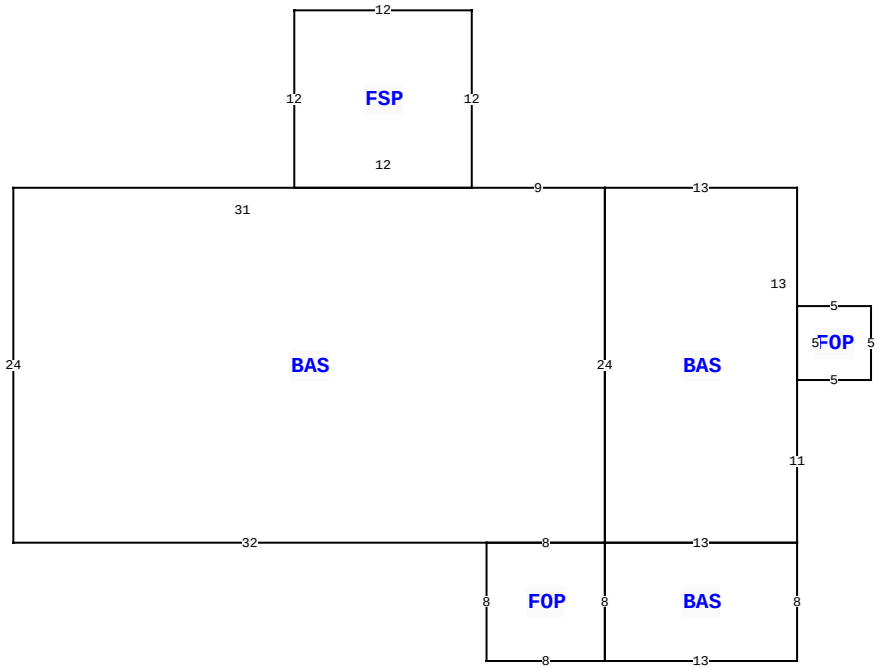
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	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	104	100		104	8,763
BAS	312	100		312	26,288
BAS	960	100		960	80,887
FOP	25	30		8	674
FOP	64	30		19	1,601
FSP	144	40		58	4,887
TOTALS	1,609			1,461	123,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,461	113.5530	127.18	185,810	1989	1998	0	0	0	33.75	66.25

1 SINGLE FAM 100% - 2010 Heated Area: 1376 HX Base Yr 2010



1277 NW BROWN RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		123,099
TOTAL MARKET OB/XF VALUE		915
TOTAL LAND VALUE - MARKET		9,750
TOTAL MARKET VALUE		133,764
SOH/AGL Deduction		43,951
ASSESSED VALUE		89,813
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,091
TOTAL JUST VALUE		133,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,087

PRMT:1:1: NO CHARGE DUE TO BURN OUT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042964	Roof Replacement	12,100	10/15/2021
14207	REMODEL	0	06/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1186/1295	12/18/2009	QC	U	I	11	100
GRANTOR: RANDY & RANA DAVICH						
GRANTEE: RANA L DAVICH & CRY						
0681/0099	4/06/1989	WD	Q	V		5,300
GRANTOR: MCLEOD CONSTRUCTION						
GRANTEE: DAVICH RANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FSP= N12 W12 S12 E12$ W31 S24 E32 FOP= S8 E8 N8 W8$ E8 BAS= S8 E13 N8 W13$ BAS= E13 N11 FOP= E5 N5 W5 S5$ N13 W13 S24$ N24$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	343.00	UT	1.50	1.50	100	1998	1998	3	100	515	

LAND DESCRIPTION

TOTAL OB/XF 915

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		RSF/MH	0.00	0.00	0.50	AC		1.00	1.00	1.50	13,000.00	19,500.00	9,750							

REVIEW DATE 04/26/2022 BY JS Total Acres: 0.50 Total Land Value: 9,750 Market: 0 Agricultural: 0 Common: 9,750 PRINTED 11/10/2025 BY SYS