PART OF LOT 8 BLOCK B RANCHETTES
NE COR OF SEC, W 2250.30 FT, S 1
POB, CONT S 79.31 FT, W 271.75 F

HESSLEY CHRIS A
1267 NW BROWN RD
LAKE CITY, FL 32055

2026

28-3S-16-02359-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

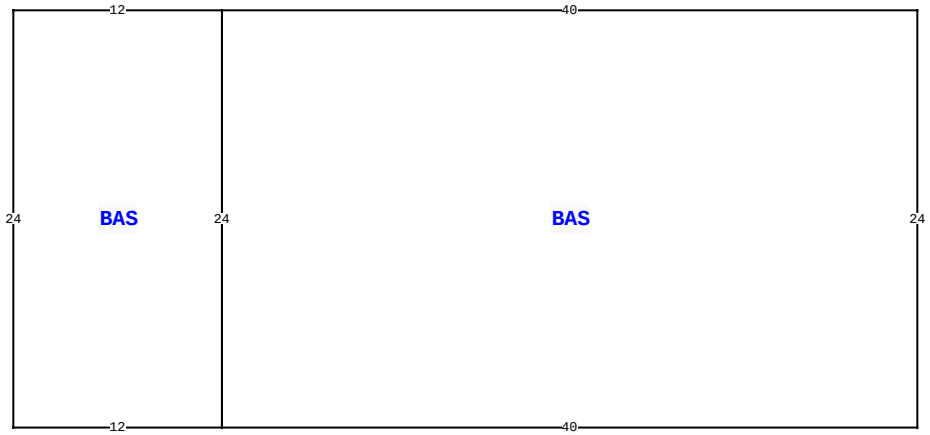
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	288	100		288	23,224
BAS	960	100		960	77,414
TOTALS	1,248			1,248	100,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,248	110.7720	124.06	154,827	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1248 HX Base Yr



1267 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	100,638
TOTAL MARKET OB/XF VALUE	1,017
TOTAL LAND VALUE - MARKET	9,750
TOTAL MARKET VALUE	111,405
SOH/AGL Deduction	0
ASSESSED VALUE	111,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,405
TOTAL JUST VALUE	111,405
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/1029	8/13/2021	QC	U	I	11	0
GRANTOR: ARNOLD HIRAM KENNETH						
GRANTEE: HESSLEY CHRIS A (FK						
0897/1929	2/25/2000	SD	Q	I		45,000
GRANTOR: FIRST FEDERAL SVGS BA						
GRANTEE: HIRAM & CHRIS ARNOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 BAS= W12 S24 E12 N24$ S24 E40 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	567	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	75	1993	1993	3	75	450	

LAND DESCRIPTION

TOTAL OB/XF 1,017

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	0		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 08/15/2018 BY BC Total Acres: 0.50 Total Land Value: 9,750 Market: 0 Agricultural: 0 Common: 9,750 PRINTED 11/10/2025 BY SYS