

N1/2 OF SW1/4 OF NE1/4, EX 3 AC
& EX 4.02 AC DESC ORB 768-98 & 9
ORB 719-36 & 37 ORB 356-96 & ORB

HORTON MARGARET H
943 NW BROWN RD
LAKE CITY, FL 32055

2026

28-3S-16-02369-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		1.5 100
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
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NEIGHBORHOOD/LOC	28316.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	11,855
BAS	1,519	100		1,519	125,058
FOP	592	30		178	14,654
UCP	576	20		115	9,468
UDU	1,536	55		845	69,568

TOTALS	4,367			2,801	230,604
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EXTRA FEATURES

L N	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	500	
2	0261	PRCH, UOP	0	100	16	20	320.00	UT	6.50	6.50	70	1993	1993	3	70	1,456	
3	0060	CARPORT F	0	100	20	22	440.00	UT	5.00	5.00	70	1993	1993	3	70	1,540	
4	0060	CARPORT F	0	100	14	40	560.00	UT	5.00	5.00	70	1993	1993	3	70	1,960	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
9	0214	GRN HOUSE	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	2.95	AC		1.00	1.00	1.00	13,000.00	13,000.00	38,350							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,801	113.0880	126.66	354,775	1961	1961	0	0	0	35.00	65.00
1 SINGLE FAM				100% - 0	Heated Area: 1663				HX Base Yr			

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

L N	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	500	
2	0261	PRCH, UOP	0	100	16	20	320.00	UT	6.50	6.50	70	1993	1993	3	70	1,456	
3	0060	CARPORT F	0	100	20	22	440.00	UT	5.00	5.00	70	1993	1993	3	70	1,540	
4	0060	CARPORT F	0	100	14	40	560.00	UT	5.00	5.00	70	1993	1993	3	70	1,960	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
9	0214	GRN HOUSE	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

TOTAL OB/XF

9,156																
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COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		230,604	
TOTAL MARKET OB/XF VALUE		9,156	
TOTAL LAND VALUE - MARKET		38,350	
TOTAL MARKET VALUE		278,110	
SOH/AGL Deduction		162,824	
ASSESSED VALUE		115,286	
TOTAL EXEMPTION VALUE		105,722	
BASE TAXABLE VALUE		9,564	
TOTAL JUST VALUE		278,110	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,110	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/2686	6/07/2018	QC	U	I	11	100

GRANTOR: GEORGE L HORTON & MAR
GRANTEE: GEORGE L HORTON & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S31 FOP= S10 E55 N8W13 N6 W17 S4 W25\$ E25 N4 E17 S6
E13 N21 BAS= N12 W12 S12 E12\$ W12 N12\$ PTR=N20 UDU= N32 UCP=
N12 W48 S12 E48\$ W48 S32 E48\$ S20\$.