COMM NW COR OF SW1/4 OF NE1/4, S
24.16 FT TO E R/W BROWN RD. FOR
609.99 FT, S 202.59 FT, W 610.35

MCCOY ESTHER MAE/MCCOY STEVEN A
983 NW BROWN RD
LAKE CITY, FL 32055

2026

28-3S-16-02369-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

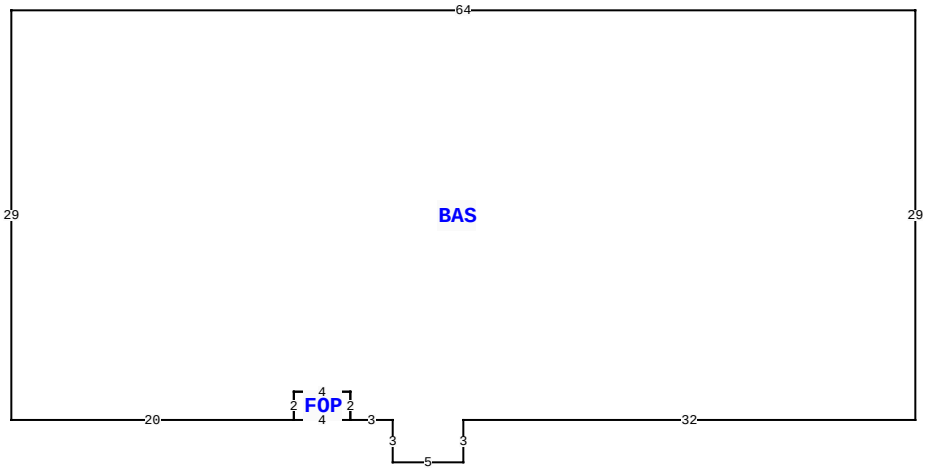
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	28316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100		1,863	154,978
FOP	8	30		2	166
TOTALS	1,871			1,865	155,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,865	114.2660	127.98	238,683	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1863 HX Base Yr



983 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		155,144
TOTAL MARKET OB/XF VALUE		6,129
TOTAL LAND VALUE - MARKET		34,975
TOTAL MARKET VALUE		196,248
SOH/AGL Deduction		72,963
ASSESSED VALUE		123,285
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,563
TOTAL JUST VALUE		196,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0719/0036	5/11/1990	WD	U	V		0

GRANTOR: GEORGE HORTON
GRANTEE: ESTHER MCCOY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S29 E20 FOP= E4 N2W4 S2$ N2 E4 S2 E3 S3 E5 N3 E32 N29$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0060	CARPORT F	0	100	24	31	744.00	UT	5.00	5.00	70	1993	1993	3	70	2,604	
3	0296	SHED METAL	0	100	10	13	130.00	UT	5.00	5.00	50	1993	1993	3	50	325	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 6,129

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		00	0.00	0.00	1.90	AC		1.00	1.00	1.00	13,000.00	13,000.00	24,700							
2	0000	C	VAC RES	100		RSF/MH	0.00	0.00	0.95	AC		1.00	1.00	0.83	13,000.00	10,816.00	10,275							

REVIEW DATE 03/06/2023 BY KS Total Acres: 2.85 Total Land Value: 34,975 Market: 0 Agricultural: 0 Common: 34,975 PRINTED 11/18/2025 BY SYS