BEG INTERS OF E R/W BROWN RD & N
OF SE1/4, E 300 FT, S 200 FT, W
BROWN RD, N 200 FT TO POB.

LAKE CITY SHRINE CLUB ASSO INC
P O BOX 2311
LAKE CITY, FL 32056

2026

28-3S-16-02376-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

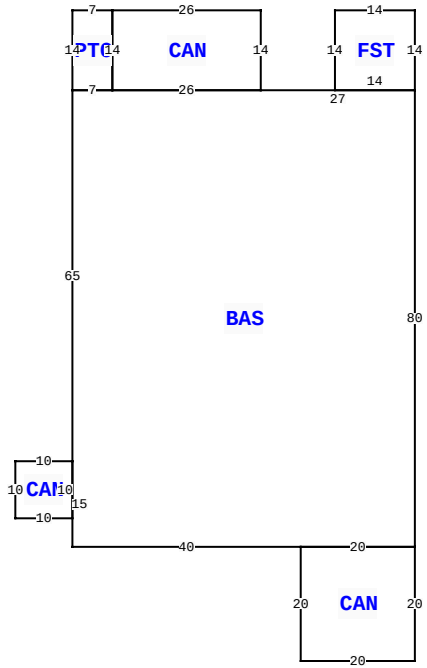
DOR CODE	7700	CLUBS/LODGES/HALLS-EX	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,800	100		4,800	91,320
CAN	100	30		30	571
CAN	364	30		109	2,074
CAN	400	30		120	2,283
FST	196	50		98	1,865
PTO	98	5		5	95
TOTALS	5,958			5,162	98,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9500	04	5,162	70.4616	38.05	196,414	1960	1960	0	0	0	50.00	50.00

1 PRIV CLUB 0% - 0 Heated Area: 4800 HX Base Yr



771 NW BROWN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,207
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		23,460
TOTAL MARKET VALUE		123,167
SOH/AGL Deduction		0
ASSESSED VALUE		123,167
TOTAL EXEMPTION VALUE	10	123,167
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		123,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9599	PUMP/UTPOL	30	04/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FST= N14 W14 S14 E14$ BAS= W27 CAN= N14 W26 S14 E26$ W26 PTO= N14 W7 S14 E7$ W7 S65 CAN= W10 S10 E10N10$ S15 E40 CAN= S20 E20 N20 W20$ E20 N80$.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	750.00	750.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	7700	C	CLUB	0		00	0.00	0.00	1.38	AC		1.00	1.00	1.00	17,000.00	17,000.00	23,460							

REVIEW DATE 03/06/2023 BY KS Total Acres: 1.38 Total Land Value: 23,460 Market: 0 Agricultural: 0 Common: 23,460 PRINTED 10/03/2025 BY SYS