COMM NW COR OF SW1/4 OF SE1/4, S
BROWN RD 540 FT FOR POB, E 242 F
242 FT, N 180 FT TO POB.

CAPPELLE TONY J
431 NW BROWN RD
LAKE CITY, FL 32055

2026

28-3S-16-02377-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

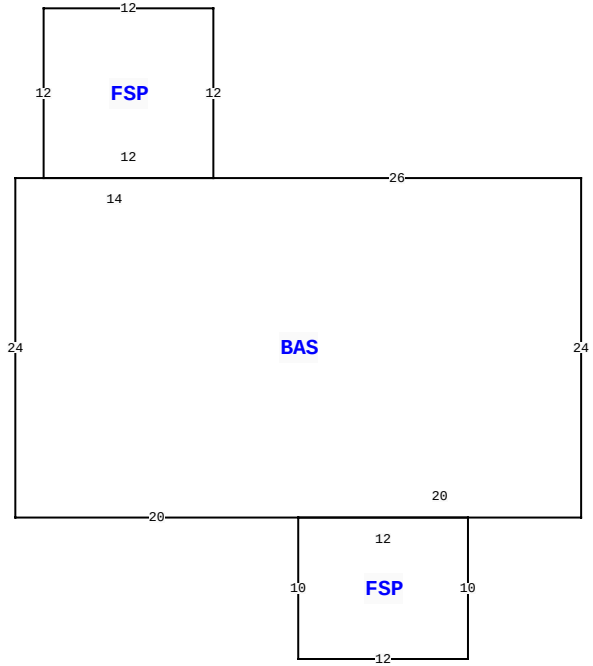
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	960	100		960	20,229
FSP	120	40		48	1,012
FSP	144	40		58	1,222
TOTALS	1,224			1,066	22,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,066	87.8000	52.68	56,157	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 960 HX Base Yr 2000



431 NW BROWN RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		22,463
TOTAL MARKET OB/XF VALUE		10,900
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		46,363
SOH/AGL Deduction		15,619
ASSESSED VALUE		30,744
TOTAL EXEMPTION VALUE	HX HB SX	30,744
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		46,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0873/2178	1/29/1999	WD	Q	I		27,000
GRANTOR: NAYLOR						
GRANTEE: CHAPPELLE						
0775/1222	6/01/1993	WD	Q	I		25,000
GRANTOR: MABLE POWELL						
GRANTEE: BARRY NAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N12 W12 S12 E12$ W14 S24 E20 FSP= S10 E12 N10 W12$ E20 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	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
5	0120	CLFENCE 4	0	100	0	0	200.00	UT	7.50	7.50	100	2007	2007	3	100	1,500	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 10,900

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 03/02/2023 BY KS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/18/2025 BY SYS