BEG 115 FT N OF NW COR OF LOT OF PLAYER, RUN E 265 FT, N 100 FT, S 50 FT, W 105 FT, S 50 FT TO PO

BROWN MAE FRANCES
119 NE FRYER ST
LAKE CITY, FL 32055

2025

28-3S-17-05661-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Frame	02	WOOD FRAME 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

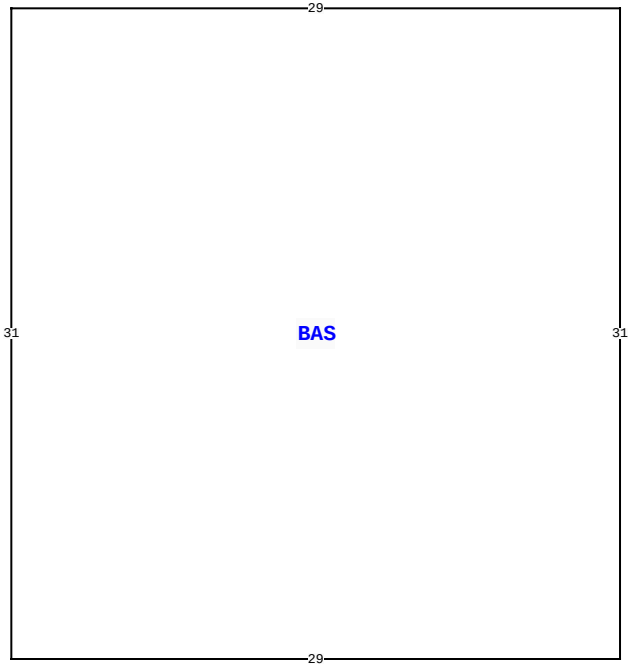
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	28317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	899	100		899	89,909
TOTALS	899			899	89,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	899	117.1040	131.16	117,913	2013	2013	10	0	0	13.75	76.25

1 SINGLE FAM 100% - 2016 Heated Area: 899 HX Base Yr 2016



283 NE VOSS 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		89,909
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		5,950
TOTAL MARKET VALUE		95,859
SOH/AGL Deduction		25,698
ASSESSED VALUE		70,161
TOTAL EXEMPTION VALUE	HX HB SX	70,161
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		95,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30511	SFR	309	10/10/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0528	10/01/2015	PB	U	I	18	0

GRANTOR: CLERK OF COURT (THELM

GRANTEE: MAE FRANCES BROWN (

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S31 E29 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	23,800.00	SF		1.00	1.00	0.50	0.50	0.25	5,950							

REVIEW DATE 09/09/2015 BY DF Total Acres: 0.55 Total Land Value: 5,950 Market: 0 Agricultural: 0 Common: 5,950 PRINTED 08/15/2025 BY SYS