LOT 3 BLOCK 1 HIGHLANDS S/D.
ORB 813-2107, PROB 1156-220, 235

BRUMMETT JERRY SR/BRUMMETT NANCY
1257 NW ASHLEY ST
LAKE CITY, FL 32055

2026

30-3S-17-05874-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

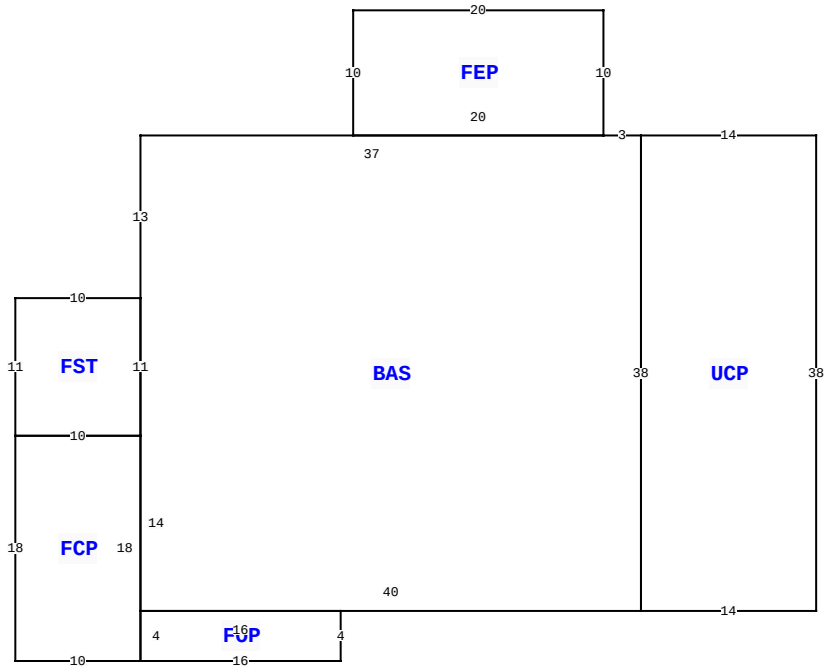
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100		1,520	103,849
FCP	180	25		45	3,075
FEP	200	80		160	10,932
FOP	64	30		19	1,298
FST	110	55		60	4,100
UCP	532	20		106	7,242
TOTALS	2,606			1,910	130,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,910	93.8475	105.11	200,760	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1520 HX Base Yr 2017



1257 NW ASHLEY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		130,494
TOTAL MARKET OB/XF VALUE		3,216
TOTAL LAND VALUE - MARKET		11,965
TOTAL MARKET VALUE		145,675
SOH/AGL Deduction		60,584
ASSESSED VALUE		85,091
TOTAL EXEMPTION VALUE	HX HB 13	85,091
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		145,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,675

SALE:1:1: LOT 3 BLK 1 HIGHLANDS S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/1494	1/06/2016	WD	Q	I	01	66,000
GRANTOR: JAMES C JR & AMANDA S						
GRANTEE: JERRY SR & NANCY BR						
1240/2415	8/29/2012	WD	U	I	12	34,500
GRANTOR: FIRST FEDERAL BANK O						
GRANTEE: JAMES C JR & AMANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FEP= N10 W20 S10 E20$ W37 S13 FST= W10 S11 E10 N11$S11FCP= W10 S18 E10 N18$ S14FOP= S4 E16 N4 W16$ E40 UCP= E14 N38 W14 S38$ N38$.

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	0296	SHED METAL	0	100	11	11	121.00	UT	4.00	4.00	100	1995	1995	3	100	484	
3	0296	SHED METAL	0	100	14	16	224.00	UT	4.00	4.00	100	1995	1995	3	100	896	
4	0294	SHED WOOD/	0	100	14	16	224.00	UT	1.50	1.50	100	1995	1995	3	100	336	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,216

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	12,594.83	SF		1.00	1.00	1.00	0.95	0.95	11,965							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.29 Total Land Value: 11,965 Market: 0 Agricultural: 0 Common: 11,965 PRINTED 11/18/2025 BY SYS