

COMM SE COR OF SEC, RUN N 898.02
 FOR POB, CONT W 449.54 FT, N 485
 FT, S 485.57 FT TO POB.

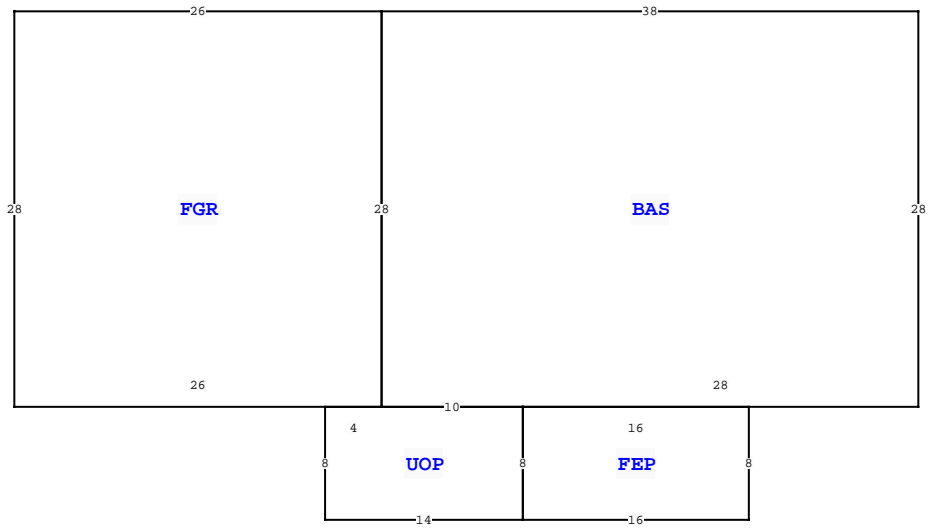
THE BROWN FAMILY TRUST
 PO BOX 2247
 LAKE CITY, FL 32056-2247

2025

30-4S-17-08913-005


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architactual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	04 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM - 100%	2017									
Heated Area: 1064 HX Base Yr 2017											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	73,338
FEP	128	80		102	7,030
FGR	728	55		400	27,570
UOP	112	20		22	1,516
TOTALS	2,032			1,588	109,455

339 SW FAMILY CT, LAKE CITY

BLD DATE		LGL DATE	04/07/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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
1	0166	CONC, PAVMT	0	100	0	0		1.40	1.40	100	0	0	3	100	589	
2	0166	CONC, PAVMT	0	100	22	12		1.50	1.50	100	1993	1993	3	100	396	
3	0081	DECKING WI	0	100	0	0		0.00	0.00	100	2017	2017	3	100	300	
4	0294	SHED WOOD/	0	100	0	0		0.00	0.00	100	2017	2017	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0		0.00	0.00	100	2017	2017	3	100	300	
6	0294	SHED WOOD/	0	100	0	0		0.00	0.00	100	2017	2017	3	100	400	

TOTAL OB/XF 2,785

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		109,455	
TOTAL MARKET OB/XF VALUE		2,785	
TOTAL LAND VALUE - MARKET		55,110	
TOTAL MARKET VALUE		167,350	
SOH/AGL Deduction		83,618	
ASSESSED VALUE		83,732	
TOTAL EXEMPTION VALUE	HX HB SX WR	83,732	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		167,350	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		151,790	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/0574	3/22/2019	WD U	I	I	11	100
GRANTOR: WILBER E BROWN JR						
GRANTEE: WILBER E BROWN JR A						
1315/1348	5/19/2016	WD U	I	I	37	65,000
GRANTOR: NEIL ANDREW DINGES						
GRANTEE: WILBER E JR & JEANN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W38 FGR= W26 S28 E26 N28\$ S28 UOP= W4 S8 E14 N8 W10\$ E10 FEP= S8 E16 N8 W16\$ E28 N28\$.	