(AKA LOT 19 PINE ACRES UNREC): C
OF SE1/4, RUN E 248.36 FT, N 142
POB, CONT N 747.19 FT, WEST 588.

ALLRED THOMAS SR/STERLING ALICIA
177 SW BRITTANY GLN
LAKE CITY, FL 32024

2026

31-5S-16-03744-319

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

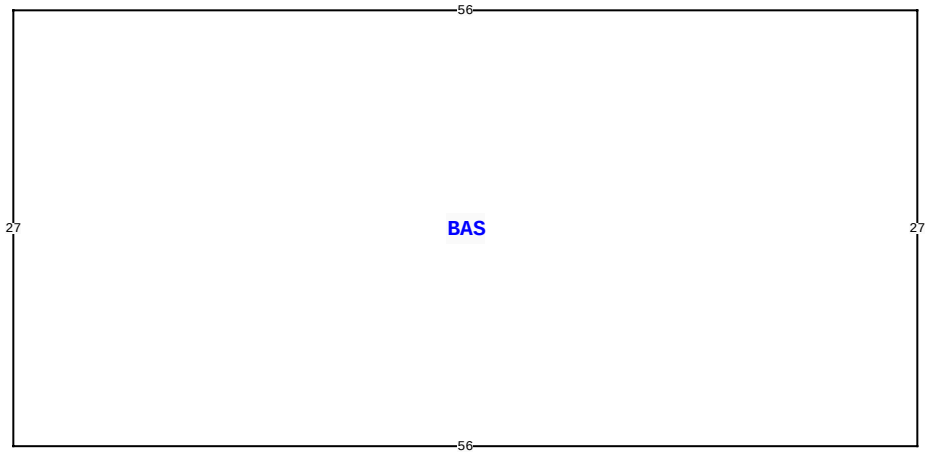
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	151,739
TOTALS	1,512			1,512	151,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.9000	112.76	170,493	2019	2019	0	0	0	11.00	89.00

1 MANUF 2 100% - 2022 Heated Area: 1512 HX Base Yr 2022



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,739
TOTAL MARKET OB/XF VALUE		12,300
TOTAL LAND VALUE - MARKET		95,855
TOTAL MARKET VALUE		229,931
SOH/AGL Deduction		132,476
ASSESSED VALUE		97,455
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,733
TOTAL JUST VALUE		259,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37488	M H	810	11/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/835	3/05/2021	WD	Q	I	01	179,900
GRANTOR: BURNS EMMETT EARL JR						
GRANTEE: ALLRED THOMAS SR						
1370/0123	9/27/2018	WD	Q	V	01	49,900
GRANTOR: MARY JANE FISH						
GRANTEE: EMMETT EARL BURNS J						

177 SW BRITTANY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	06/02/2022 SPF

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 12,300

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		A-1	0.00	0.00	6.84	AC		1.00	1.00	1.00	9,500.00	9,500.00	64,980							
2	6200	A	PASTURE 3	100					1.25	AC		1.00	1.00	1.00	280.00	280.00	350							
3	5600	A	TIMBER 3	100					2.00	AC		1.00	1.00	1.00	281.00	281.00	562							
4	9910	M	MKT.VAL.AG	100					3.25	AC		1.00	1.00	1.00	9,500.00	9,500.00	30,875							

REVIEW DATE 01/30/2020 BY BC Total Acres: 10.09 Total Land Value: 65,892 Market: 30,875 Agricultural: 912 Common: 64,980 PRINTED 10/03/2025 BY SYS