LOT 13 BLOCK 1 GOLF MANOR S/D &
OF SEC, RUN W 35.10 FT FOR POB,
FT, SW 41.02 FT TO N R/W OF PRIV

BROWNFIELD BRENDAN/BROWNFIELD AMELIA
111 SE LOFTON GLN
LAKE CITY, FL 32025-4109

2026

33-3S-17-06761-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

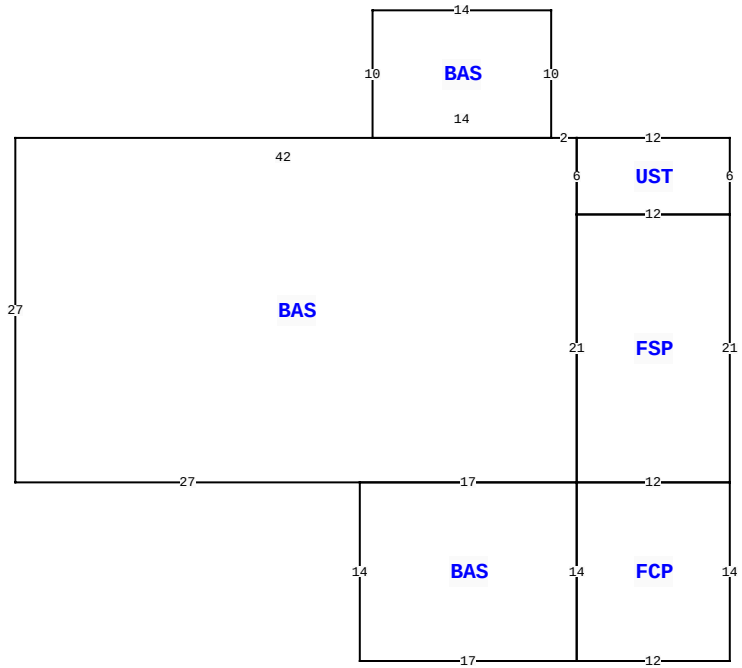
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 06
NEIGHBORHOOD/LOC	33317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	14,764
BAS	238	100		238	25,098
BAS	1,188	100		1,188	125,282
FCP	168	25		42	4,429
FSP	252	40		101	10,651
UST	72	45		32	3,374
TOTALS	2,058			1,741	183,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,741	117.6980	131.82	229,499	1963	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2025 Heated Area: 1566 HX Base Yr 2025



111 SE LOFTON GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		183,599
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		19,425
TOTAL MARKET VALUE		206,224
SOH/AGL Deduction		0
ASSESSED VALUE		206,224
TOTAL EXEMPTION VALUE	HX HB VX 13	206,224
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		206,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,519

LAND:2:1: .05 AC (IN 04-4S-17) COMBINED/PER JDC

LAND:1:1: 80X125 + 1,937 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31025	REMODEL	0	05/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1511/949	3/21/2024	WD	Q	I	01	233,000
GRANTOR: WILLIS ROBERT H						
GRANTEE: BROWNFIELD BRENDAN						
1360/0125	5/14/2018	WD	Q	I	01	128,000
GRANTOR: JAMES E & CHRISTINA M						
GRANTEE: ROBERT H WILLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 BAS= N10 W14 S10 E14$ W 42 S27 E27 BAS= S14 E17 N14 W17$ E17 FCP= S14 E12 N14 W12$ FSP= E12 N21 W12S21$ N21 UST= E12 N6W12 S6$ N6$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.05	18,500.00	19,425.00	19,425							

REVIEW DATE 04/02/2024 BY TP Total Acres: 0.23 Total Land Value: 19,425 Market: 0 Agricultural: 0 Common: 19,425 PRINTED 09/30/2025 BY SYS