LOT 5 BLOCK 4 GOLF MANOR S/D.
714-385, 783-955, 926-2481, 928-

BRINCEFIELD THOMAS E JR
P O BOX 1951
LAKE CITY, FL 32056

2026

33-3S-17-06782-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

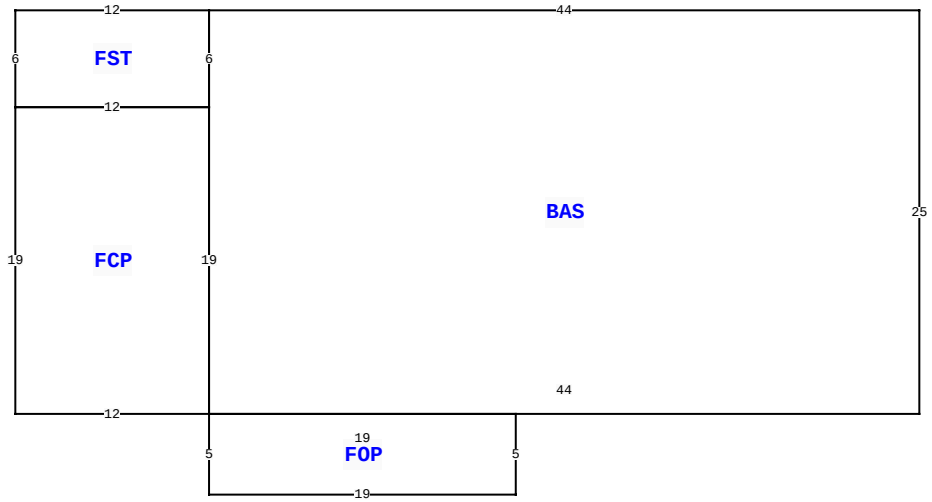
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	95,974
FCP	228	25		57	4,973
FOP	95	30		28	2,443
FST	72	55		40	3,490
TOTALS	1,495			1,225	106,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,225	119.8500	134.23	164,432	1960	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1100 HX Base Yr



208 SE DUSTIN TER, 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	106,881
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	125,881
SOH/AGL Deduction	1,865
ASSESSED VALUE	124,016
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,016
TOTAL JUST VALUE	125,881
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,881

SALE:2:1: $.55 STAMPS

SALE:1:1: LOT 5 BLK 4 GOLF MANOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38344	MAINT/ALTR	75	07/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0973/0113	1/17/2003	WD	Q	I		49,500
GRANTOR: RORY T PENLAND PR OF						
GRANTEE: THOMAS E BRINCEFIEL						
0971/2590	1/10/2003	WD	Q	I	03	100
GRANTOR: C F & JONELL L DOUGLA						
GRANTEE: DOROTHY SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FST= W12 S6 E12 N6$S6 FCP= W12 S19 E12 N19$ S19 FOP= S5 E19 N5 W19$ E44 N25$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/09/2019 BY RP Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/02/2025 BY SYS