

NW1/4 OF SW1/4 OF NW1/4 & SW1/4
NW1/4 & BEG SE COR OF SE1/4 OF N
N 920 FT, W 66 FT, S 260 FT, W 6

BROWN WILLIAM L/BROWN KAREN T
772 NE CEMETERY LOOP
LAKE CITY, FL 32055

2026

34-1S-17-04651-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000 IMPROVED AG	

MAP NUM		MKT AREA	05
---------	--	----------	----

NEIGHBORHOOD/LOC	1117.00	1.00/
------------------	---------	-------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,209	100		1,209	94,734
FOP	848	30		254	19,903
FUS	1,257	100		1,257	98,495
PTO	96	5		5	392
PTO	168	5		8	627
PTO	168	5		8	627

TOTALS	3,746			2,741	214,778
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
3	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
5	0251	LEAN TO W/	0 100	16	12	192.00	UT	3.00	3.00
6	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00
7	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	11.40
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	1.00
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	21.40

REVIEW DATE	07/23/2015	BY	DF
-------------	------------	----	----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,741	107.6334	120.55	330,428	1990	1990		0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 2466 HX Base Yr													

772 NE CEMETERY LOOP, LAKE CITY	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0251	LEAN TO W/	0 100	16	12	192.00	UT	3.00	3.00	100	1993	1993	3	100	576	
6	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,800	
7	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

TOTAL OB/XF													
7,576													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	11.40	AC		1.00	1.00
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	21.40	AC		1.00	1.00

Total Acres: 22.40	Total Land Value: 8,833	Market: 44,940	Agricultural: 6,633
--------------------	-------------------------	----------------	---------------------

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		214,778	
TOTAL MARKET OB/XF VALUE		7,576	
TOTAL LAND VALUE - MARKET		47,140	
TOTAL MARKET VALUE		231,187	
SOH/AGL Deduction		84,443	
ASSESSED VALUE		146,744	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		96,022	
TOTAL JUST VALUE		269,494	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,494	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/1697	9/08/2025	LE U	I	I	14	100
GRANTOR: BROWN WILLIAM L (ENH)						
GRANTEE: BROWN BRILEY NICOLE						
1334/0393	4/04/2017	WD Q	V		03	20,000
GRANTOR: J C MARSH & SONS LLC						
GRANTEE: WILLIAM L & KAREN T						

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO= N12W8 S12 E8\$ BAS= W8 N12 W29 S13 E3 S3 E3 S5 W3 S3 W3 S13 E18 S8 FOP= W26 N53 E37 S8 W29 S13 E3 S3 E3 S5 W3 S3 W3 S13 E18 S8\$ E11 PTO= N21 E8 S21 W8\$ N21 E8 N12\$ PTR= E20 FUS= N37 E29 S12E8 S12 W8 S21 PTO= E8 N21 W8 S21\$ W11 N8 W18\$ W20\$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 2,200	PRINTED 11/19/2025 BY SYS
---------------	---------------------------