

THAT PART OF S1/2 OF SW1/4 OF SE  
FOLLOWS: THE WEST 420 FT OF THE  
S1/2 OF SW1/4, SUBJECT TO CO RD

BREWIN ROBERT R IV/BREWIN HOLLY H  
2134 NW LOWER SPRINGS RD  
LAKE CITY, FL 32055-7305

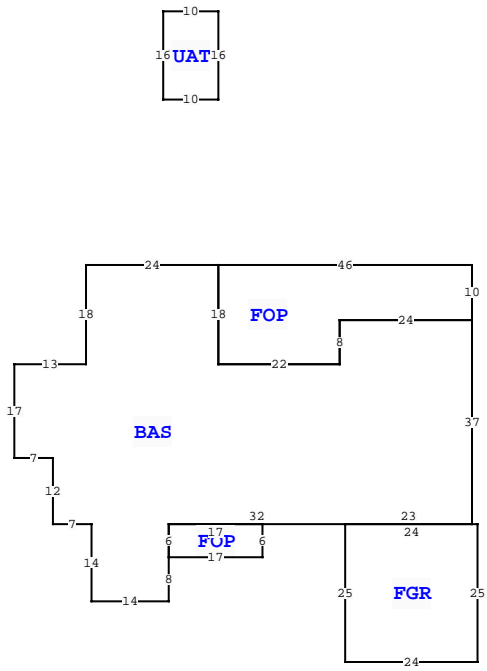
2026

35-2S-15-00113-004



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32		HARDIE BRD	100	
Roof Structur	08		IRREGULAR	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	13		LAM/VNLPLK	80	
Interior Floo	15		HARDTILE	20	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			2.5	100	
Frame	02		WOOD FRAME	100	
Stories	1.5		1.5	100	
Units			0	100	
Quality	06	06			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	35215.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,143	100		3,143	398,462
FGR	600	55		330	41,837
FOP	102	30		31	3,930
FOP	636	30		191	24,214
UAT	160	10		16	2,029
TOTALS	4,641			3,711	470,473

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%	- 2020		500,503	2019	2019	0	0	6.00	94.00
					Heated Area: 3143			HX Base Yr 2020			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			470,473
TOTAL MARKET OB/XF VALUE			4,800
TOTAL LAND VALUE - MARKET			87,710
TOTAL MARKET VALUE			487,404
SOH/AGL Deduction			141,364
ASSESSED VALUE			346,040
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			295,318
TOTAL JUST VALUE			562,983
NCON VALUE			3,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			564,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052233	Mobile Home		02/18/2025
000049107	Swimming Pool and	65,300	01/29/2024
37338	SFR	1,513	10/17/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/2075	9/13/2018	WD	U	V	11	100
GRANTOR: ROBERT R BREWIN IV &						
GRANTEE: ROBERT R BREWIN IV						
1316/1235	5/31/2016	WD	U	V	30	100
GRANTOR: JENNIFER H & ROBERT R						
GRANTEE: ROBERT R BREWIN IV						

BLD DATE				LGL DATE			
XF DATE	INC DATE	LAND DATE	AG DATE	04/08/2025	MLU	07/13/2022	SPF
2134 NW LOWER SPRINGS RD, LAKE CITY							

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	800.00	UT	2.25	2.25	100	2019	2019	3	100	1,800	
2	9947	Septic	0	100	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

BUILDING NOTES														
BAS=[ORIG=0,0] W24 S18 W13 S17 E7 S12 E7 S14 E14 N8 N6 E32 E23 N37 W24 S8 W22 N18 \$														
FOP=[ORIG=46,10] N10 W46 S18 E22 N8 E24 \$														
FGR=[ORIG=23,47] S25 E24 N25 W24 \$														
UAT=[ORIG=0,-30] N16 W10 S16 E10 \$														
FOP=[ORIG=-9,53] E17 N6 W17 S6 \$														

LAND DESCRIPTION															TOTAL OB/XF									
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	5500	A	TIMBER 2	0		A-1	0.00	0.00	11.53	AC		1.00	1.00	1.00	445.00	445.00	5,131							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.53	AC		1.00	1.00	1.00	7,000.00	7,000.00	80,710							
3	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							