COMM INTERS OF N R/W US-90 & W L
OF NW1/4, RUN E ALONG R/W 579 FT
RUN N 546 FT, E 90 FT, S 322.75

BROWN BRUCE E/BROWN TOMI J
959 SE ROSSIE RD
LAKE CITY, FL 32025

2026

35-3S-17-07320-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

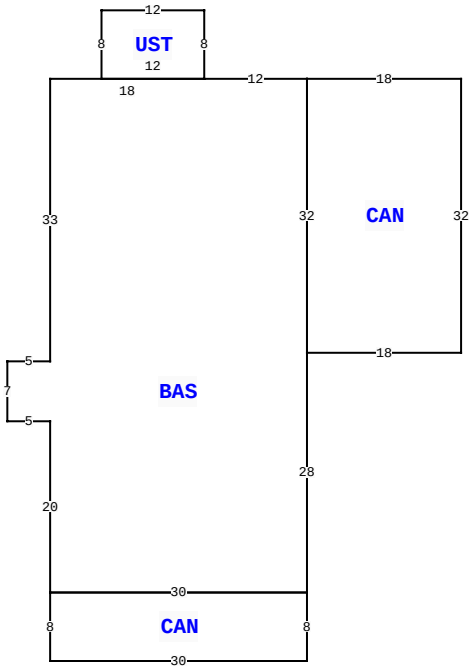
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	04	04
DOR CODE	2503	BOAT REPAIR/MH
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,835	100		1,835	16,405
CAN	240	30		72	644
CAN	576	30		173	1,547
UST	96	40		38	340
TOTALS	2,747			2,118	18,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	2,118	36.4846	17.88	37,870	1975	1975	0	0	0	50.00	50.00

2 SERV SHOP 0% - 0 Heated Area: 1835 HX Base Yr



3207 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	18,935
TOTAL MARKET OB/XF VALUE	8,150
TOTAL LAND VALUE - MARKET	27,750
TOTAL MARKET VALUE	54,835
SOH/AGL Deduction	0
ASSESSED VALUE	54,835
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,835
TOTAL JUST VALUE	54,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1481/267	12/13/2022	WD	U	I	11	100
GRANTOR: BROWN BRUCE EDWARD						
GRANTEE: BROWN BRUCE E						
1054/0073	7/14/2005	QC	Q	I	01	36,700
GRANTOR: R LLOYD, L LLOYD JR,						
GRANTEE: BRUCE EDWARD BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UST= N8 W12 S8 E12$ W18 S33 W5 S7 E5 S20 CAN= S8 E30 N8 W30$ E30 N28 CAN= E18 N32 W18 S32$ N32$.

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	0255	MBL HOME S	0	0	12	60	1.00	UT	500.00	500.00	30	1971	1971	3	30	150	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,150

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	2500	C	SRVC SHOPS	0		00	0.00	0.00	1.11	AC		1.00	1.00	1.00	25,000.00	25,000.00	27,750							

REVIEW DATE 03/16/2020 BY CP Total Acres: 1.11 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 11/18/2025 BY SYS