

OWEN TIMOTHY E JR/OWEN ELIZABETH
265 SW BREAM LOOP
LAKE CITY, FL 32025

2026

35-4S-16-03298-004



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame Stories	01	NONE 100
Architectual Units	1.	1. 100
Condition Adj	05	CONV 100
Kitchen Adjus		0 100
	03	03 100
	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	35416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	1,311	100
FGR	460	55
FOP	48	30
FOP	72	30
TOTALS	1,891	
		1,600
		152,810

REVIEW DATE	07/30/2019	BY	BC	Total Acres:	10.66	Total Land Value:	14,505	Market:	75,690	Agricultural:	2,355	Common:	12,150	PRINTED 11/06/2025 BY SYS			
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,600	122.6040	137.32	219,712	1996	1996	0	0	0 30.45	69.55

2 SINGLE FAM 0% - 0

Heated Area: 1311

HX Base Yr

Diagram illustrating the layout and dimensions of the property lots. The diagram shows three main areas: BAS (Basement), FGR (Front Yard), and FOP (Front Porch). Dimensions are provided for each lot and the overall area.

COLUMBIA COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		152,810	
TOTAL MARKET OB/XF VALUE		10,905	
TOTAL LAND VALUE - MARKET		87,840	
TOTAL MARKET VALUE		178,220	
SOH/AGL Deduction		0	
ASSESSED VALUE		178,220	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		178,220	
TOTAL JUST VALUE		251,555	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,862	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10829	SFR	230	03/01/1996
9500	M H	125	03/22/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1342/1463	8/15/2017	PR U	I		19	199,500

GRANTOR: SANDRA BOUCHER FRAZIE

GRANTEE:TIMOTHY E JR & ELIZ

1099/0544 10/13/2006 WD Q I 170,000

GRANTOR: JAMES BRIAN & TERESSA

GRANTEE: NANCY LYNN WHITE

BUILDING NOTES	

BUILDING DIMENSIONS

BAS= W13 FOP= W12 S6 E12 N6\$S6 W12 N4 U4 L4 W5 L4 D4 S2 W9 FGR= W20 S23 E20 N23\$ S23 E9 S4 E2 S2 E9 N2 E2 FOP= E12 N4 W12 S4\$ N4 E12 S4E2 S2 E9 N2 E2 N31\$.