LOT 8 SECTION 1 THREE RIVERS EST
698-154, 751-881, 866-2269, WD 1

BROWN CHARLES B/BROWN AFTON M
136 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2026

00-00-00-00533-008

BUILDING CHARACTERISTICS

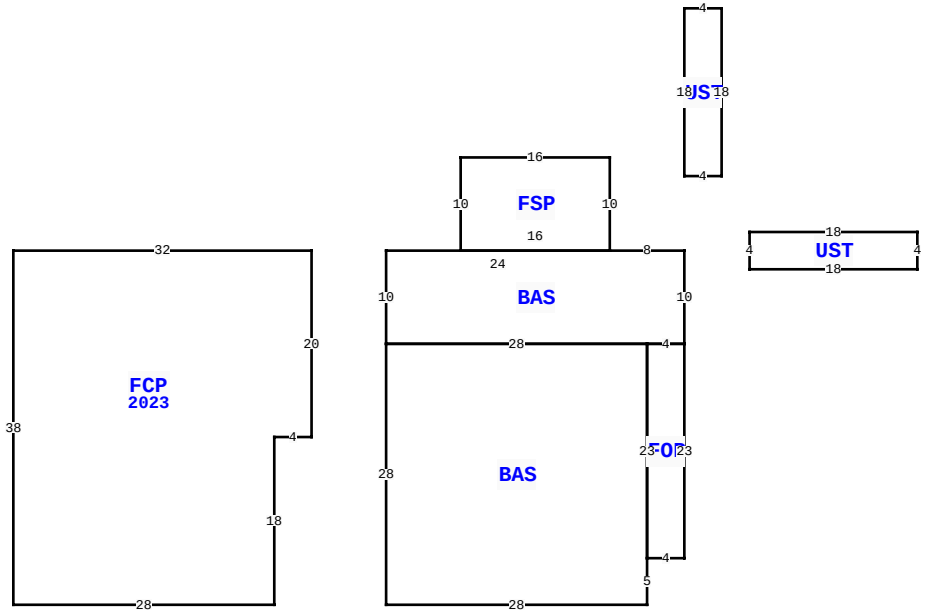
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 02
NEIGHBORHOOD/LOC		100000.01 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	36,710
BAS	784	100		784	89,938
FCP	1,144	25	2023	286	32,809
FOP	92	30		28	3,212
FSP	160	40		64	7,342
UST	72	45		32	3,671
UST	72	45		32	3,671
TOTALS	2,644			1,546	177,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,546	115.7310	141.19	218,280	1993	2010	0	0	0	18.75	81.25

1 SFR PILING 100% - 2024 Heated Area: 1104 HX Base Yr 2024



292 SW RIVERSIDE AVE, FORT WHITE

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

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	0084	DOCK-RIVER	0	100	0	0	1,820.00	UT	14.50	14.50	100	1993	1993	3	40	10,556	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	1,072.00	UT	5.00	5.00	100	2016	2016	3	100	5,360	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,352
TOTAL MARKET OB/XF VALUE		16,116
TOTAL LAND VALUE - MARKET		115,380
TOTAL MARKET VALUE		308,848
SOH/AGL Deduction		0
ASSESSED VALUE		308,848
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		257,437
TOTAL JUST VALUE		308,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055707	Roof Replacement	16,000	05/19/2026
000055259	Electrical Servic		03/18/2026
000049074	Electrical Servic	0	01/25/2024
21855	ADDN SFR	150	05/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1266	7/18/2022	WD	Q	I	01	450,000
GRANTOR: FAUNCE WILLIAM S & KA						
GRANTEE: BROWN CHARLES B						
0751/0881	9/20/1991	WD	U	V	12	24,000
GRANTOR: WILLIAM REAVES						
GRANTEE: WILLIAM FAUNCE						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2023;DPR_YEAR=1993;ORIG=-72,-10] S38 E28 N18 E4 N20 W32 $
BAS=[ORIG=-4,0] W28 S28 E28 N5 N23 $
BAS=[ORIG=0,0] N10 W8 W24 S10 E28 E4 $
FSP=[ORIG=-8,-10] N10 W16 S10 E16 $
FOP=[ORIG=-4,23] E4 N23 W4 S23 $
UST=[ORIG=7,-8] E18 N4 W18 S4 $
UST=[ORIG=4,-18] N18 W4 S18 E4 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,116

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	100		A-1	77.00	615.00	76.92	FF		1.00	1.00	1.00	1,500.00	1,500.00	115,380							

REVIEW DATE 09/08/2022 BY CP Total Acres: 1.09 Total Land Value: 115,380 Market: 0 Agricultural: 0 Common: 115,380 PRINTED 06/09/2026 BY SYS