NW DIV: BEG 45 FT E OF NW COR, R
S 71.5 FT, W 42 FT, N 68 FT TO P

BRAITHWAITE LORETTA
927 CAROLINA AVE
CLEWISTON, FL 33440

2027

00-00-00-11349-000

BUILDING CHARACTERISTICS

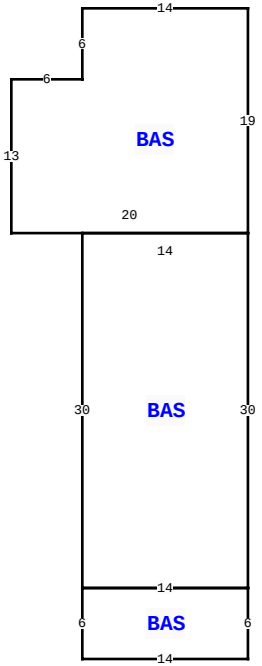
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0700	MISC IMPROVED
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	2,327
BAS	344	100		344	9,530
BAS	420	100		420	11,635
TOTALS	848			848	23,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	848	45.7920	50.37	42,714	1925	1925	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2025 Heated Area: 848 HX Base Yr



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

180 NW MARTIN LUTHER KING ST, LAKE CITY

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	23,493
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	1,877
TOTAL MARKET VALUE	25,670
SOH/AGL Deduction	0
ASSESSED VALUE	25,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,670
TOTAL JUST VALUE	25,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/203	3/07/2024	PR	U	I	19	0
GRANTOR: BROWN MARLENIA						
GRANTEE: BRAITHWAITE LORETTA						
1390/2576	7/14/2011	QC	U	I	11	100
GRANTOR: JW MCGOWAN & LOUISE A						
GRANTEE: MARLENIA M BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S30 BAS= S6 E14 N6 W14$ E14 N30$ BAS= N19 W14 S6W6 S13 E20$.

LAND DESCRIPTION

TOTAL OB/XF 300

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	0			0.00	0.00	3,003.00	SF		1.00	1.00	1.25	0.50	0.63	1,877							

REVIEW DATE 04/20/2018 BY BC Total Acres: 0.07 Total Land Value: 1,877 Market: 0 Agricultural: 0 Common: 1,877 PRINTED 11/17/2026 BY SYS