E DIV: COMM NE COR, RUN S 109 FT
81.7 FT, S 109 FT, E 81.7 FT, N
BLOCK 231

BROWN ALFREDA/BROWN CARLOS
3416 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2027

00-00-00-13099-000

BUILDING CHARACTERISTICS

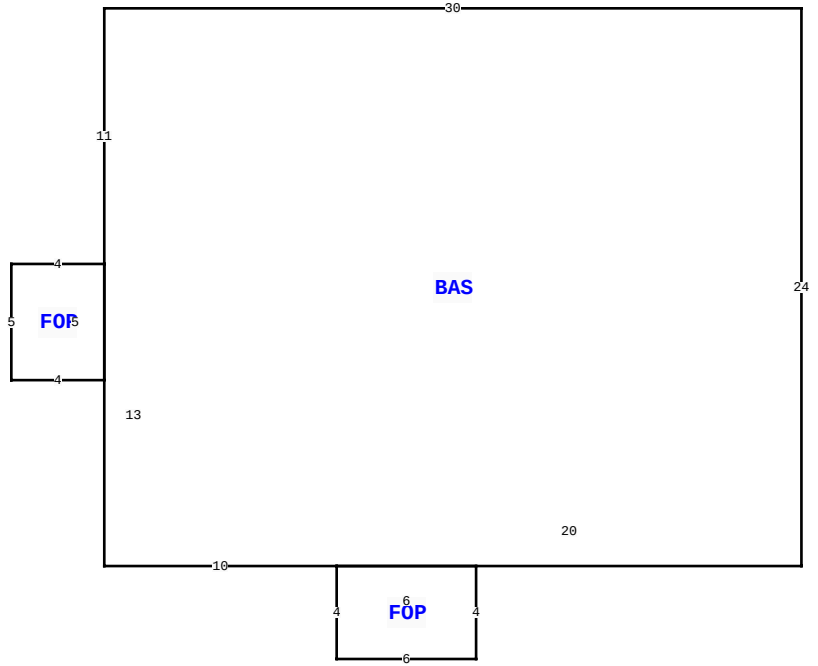
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	30,294
FOP	20	30		6	252
FOP	24	30		7	295
TOTALS	764			733	30,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	733	69.5466	76.50	56,074	1958	1958	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 720 HX Base Yr



837 NE AUSGOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	63,162
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,677
TOTAL MARKET VALUE	68,839
SOH/AGL Deduction	0
ASSESSED VALUE	68,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,839
TOTAL JUST VALUE	68,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,987

LAND:1:1: ADJ4;GRADE ROAD.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1198/2238	6/30/2010	WD	U	I	16	100

GRANTOR: ALFREDA BROWN

GRANTEE: ALFREDA BROWN & ETA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S11 FOP= W4 S5 E4 N5$ S13 E10 FOP= S4 E6 N4 W6$E20 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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		*RSF-1	109.00	82.00	8,905.00	SF		1.00	1.00	0.85	0.75	0.64	5,677							

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.20 Total Land Value: 5,677 Market: 0 Agricultural: 0 Common: 5,677 PRINTED 11/17/2026 BY SYS

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81.7 FT, S 109 FT, E 81.7 FT, N
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BUILDING CHARACTERISTICS

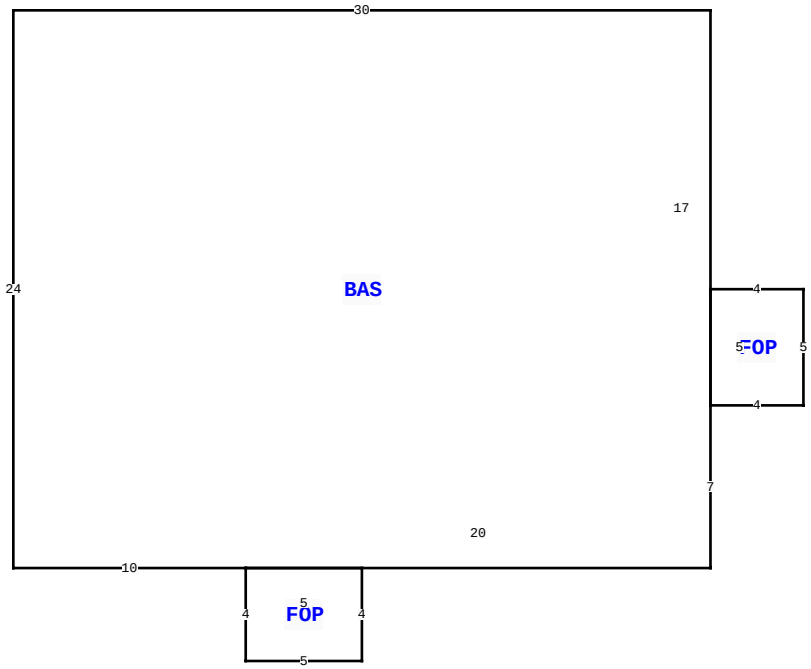
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	31,791
FOP	20	30		6	265
FOP	20	30		6	265
TOTALS	760			732	32,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	732	72.9810	80.28	58,765	1958	1958	10	0	0	35.00	55.00

2 SINGLE FAM 0% - 0 Heated Area: 720 HX Base Yr



837 NE AUSGOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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TOTAL JUST VALUE	68,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: ALFREDA BROWN

GRANTEE: ALFREDA BROWN & ETA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S24 E10 FOP= S4 E5 N4 W5$ E20 N7 FOP= E4 N5 W4 S5$ N17$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.20 Total Land Value: 5,677 Market: 0 Agricultural: 0 Common: 5,677 PRINTED 11/17/2026 BY SYS