E DIV: BEG NE COR, RUN S 109 FT, 109 FT, E 81.7 FT TO POB. (BLOCK

BROWN FAMILY REVOCABLE TRUST DATED JULY 24, 2024
2850 SE 24TH PL
GAINESVILLE, FL 32641-8927

2027

00-00-00-13100-000

BUILDING CHARACTERISTICS

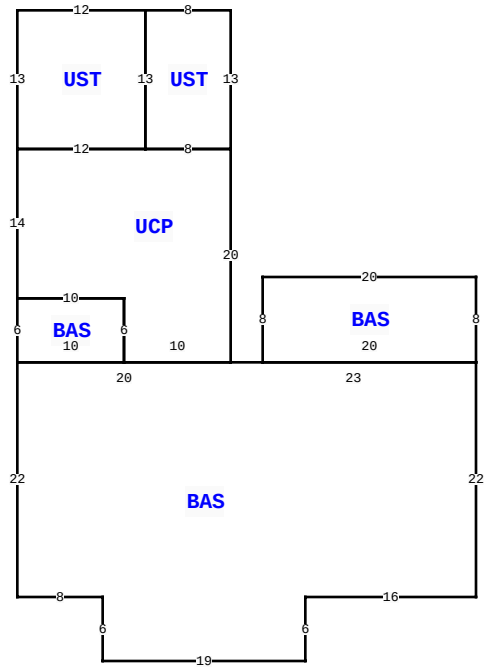
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	60	100		60	3,012
BAS	160	100		160	8,033
BAS	1,060	100		1,060	53,222
UCP	340	20		68	3,414
UST	104	45		47	2,360
UST	156	45		70	3,515
TOTALS	1,880			1,465	73,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,465	82.9872	91.29	133,740	1960	1960	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2025 Heated Area: 1280 HX Base Yr



825 NE AUSGOOD GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	73,557
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	5,677
TOTAL MARKET VALUE	80,034
SOH/AGL Deduction	0
ASSESSED VALUE	80,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,034
TOTAL JUST VALUE	80,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044617	Remodel	4,500	06/06/2022
985	MAINT/ALTR	0	12/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/2458	7/24/2024	WD	U	I	11	100
GRANTOR: BROWN JOSEPH						
GRANTEE: BROWN FAMILY REVOCA						
1410/0858	12/31/2019	WD	U	I	11	100
GRANTOR: JOSEPH S & EMMA J BRO						
GRANTEE: JOSEPH S BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N8 W20 S8 E20$ BAS= W23 UCP= N20 UST= N13 W8 S13 E8$W8 UST= N13 W12 S13 E12$ W12 S14 BAS= S6 E10 N6W10$ E10 S6 E10$ W20 S22 E8 S6E19 N6 E16 N22$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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 05/22/2018 BY DF Total Acres: 0.20 Total Land Value: 5,677 Market: 0 Agricultural: 0 Common: 5,677 PRINTED 11/17/2026 BY SYS