E DIV: SE1/4 EX RD BLOCK 272. EX
R/W & EX 4 FT 4 INCHES OFF N SID

BROWN KIRSTEN/WEDDLE DEEANNA
407 SE MONROE ST
LAKE CITY, FL 32025

2027

00-00-00-13292-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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 06

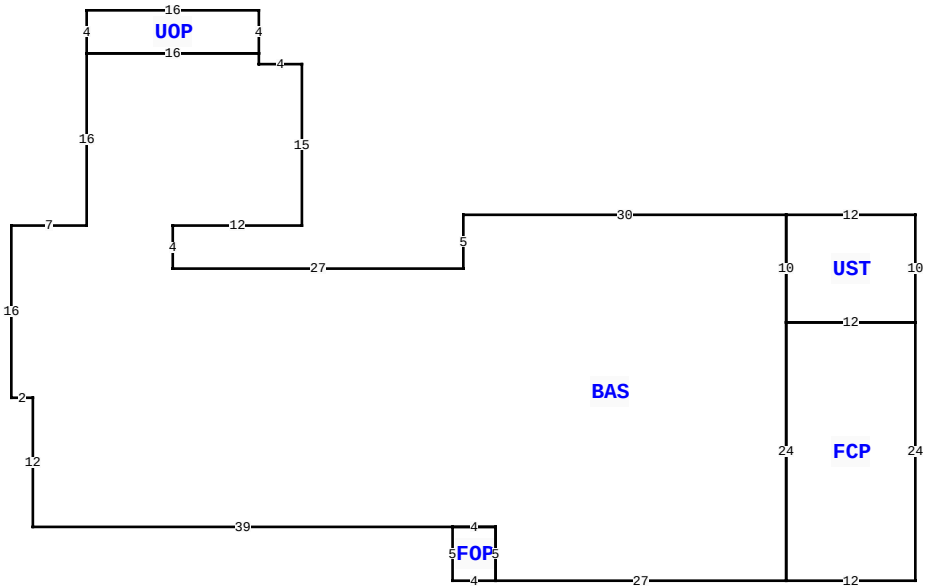
NEIGHBORHOOD/LOC 860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,365	100		2,365	161,519
FCP	288	25		72	4,917
FOP	20	30		6	410
UOP	64	20		13	888
UST	120	45		54	3,688
TOTALS	2,857			2,510	171,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,510	95.5200	105.07	263,726	1934	1934	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2365 HX Base Yr 2024



407 SE MONROE ST, 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		171,422
TOTAL MARKET OB/XF VALUE		530
TOTAL LAND VALUE - MARKET		15,750
TOTAL MARKET VALUE		187,702
SOH/AGL Deduction		0
ASSESSED VALUE		187,702
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,291
TOTAL JUST VALUE		187,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
496	MAINT/ALTR	50	12/04/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/685	7/21/2023	WD	Q	I	01	207,000
GRANTOR: MCINTURFF MICHAEL						
GRANTEE: BROWN KIRSTEN						
1431/2447	2/26/2021	WD	Q	I	01	165,000
GRANTOR: JEANETTES IRA LLC						
GRANTEE: MCINTURFF MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S5 W27 N4 E12 N15 W4N1 UOP= N4 W16 S4 E16$ W16 S16 W7 S16 E2 S12 E39 FOP= S5 E4 N5 W4$ E4 S5 E27 FCP= E12 N24 W12 S24$ N24 UST= E12 N10 W12 S10$ N10$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	130	

LAND DESCRIPTION

TOTAL OB/XF 530

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		*RSF-1	105.00	100.00	10,500.00	SF		1.00	1.00	1.00	1.50	1.50	15,750							

REVIEW DATE 09/05/2023 BY ME Total Acres: 0.24 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/17/2026 BY SYS