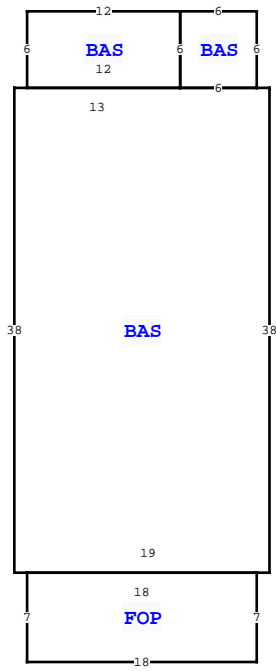




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		1 100	
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	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	36	100	
BAS	72	100	
BAS	760	100	
FOP	126	30	
TOTALS	994		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026									
				Heated Area: 868								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			74,084
TOTAL MARKET OB/XF VALUE			80
TOTAL LAND VALUE - MARKET			13,950
TOTAL MARKET VALUE			88,114
SOH/AGL Deduction			0
ASSESSED VALUE			88,114
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			88,114
TOTAL JUST VALUE			88,114
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			63,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1463	ADDN SFR	70	10/26/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/1886	11/04/2025	WD	Q	I	01	115,000
GRANTOR: WARDWELL KYLE						
GRANTEE: THURSTON ROSS M						
1472/1381	8/02/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: WARDWELL KYLE						

EXTRA FEATURES		694 SE BROWN ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0169	FENCE/WOOD	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W1 W6 W13 S38 E1 E19 N38 \$	
FOP=[ORIG=-19,38] S7 E18 N7 W18 \$	
BAS=[ORIG=-7,0] N6 W12 S6 E12 \$	
BAS=[ORIG=-1,0] N6 W6 S6 E6 \$	

LAND DESCRIPTION		TOTAL OB/XF															80							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1100.00	93.00	9,300.00	SF		1.00	1.00	1.00	1.50	1.50	13,950							