S DIV: LOTS 1 & 2 BLOCK B SUNSHI
693-673, 817-901, WD 1178-2741,

THURSTON ROSS M
694 SE BROWN ST
LAKE CITY, FL 32025

2027

00-00-00-13626-000

BUILDING CHARACTERISTICS

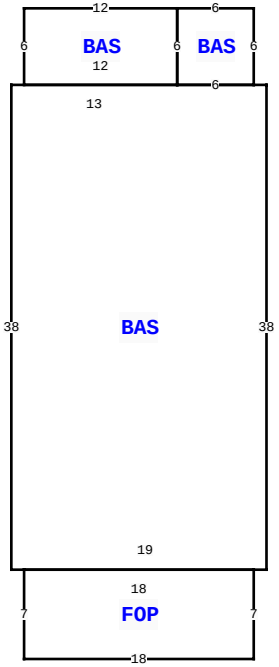
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36	100		36	2,891
BAS	72	100		72	5,782
BAS	760	100		760	61,034
FOP	126	30		38	3,052
TOTALS	994			906	72,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	906	112.3200	123.55	111,936	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 868 HX Base Yr



694 SE BROWN ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	72,758
TOTAL MARKET OB/XF VALUE	80
TOTAL LAND VALUE - MARKET	13,950
TOTAL MARKET VALUE	86,788
SOH/AGL Deduction	0
ASSESSED VALUE	86,788
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,788
TOTAL JUST VALUE	86,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,114

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						

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 $
.

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	0	0	3	100	30	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 80

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	100.00	93.00	9,300.00	SF		1.00	1.00	1.00	1.50	1.50	13,950							

REVIEW DATE 02/10/2026 BY TP Total Acres: 0.21 Total Land Value: 13,950 Market: 0 Agricultural: 0 Common: 13,950 PRINTED 11/17/2026 BY SYS