S DIV: E1/2 OF LOT 44 & ALL LOT
CANOVA'S S/D OF BLOCK 302.

GRIFFIN CHRISTOPHER C
443 SE BROWN ST
LAKE CITY, FL 32025

2027

00-00-00-13724-000

BUILDING CHARACTERISTICS

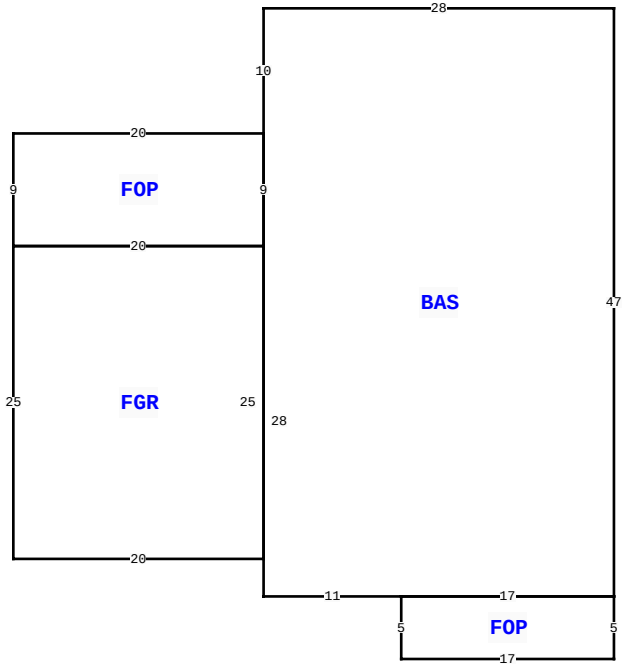
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,316	100		1,316	155,617
FGR	500	55		275	32,519
FOP	85	30		26	3,075
FOP	180	30		54	6,386
TOTALS	2,081			1,671	197,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	125.0000	137.50	229,762	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 0% - 2023 Heated Area: 1316 HX Base Yr



443 SE BROWN ST, 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
1	0166	CONC,PAVMT	0	0	0	0	920.00	UT	2.00	2.00	100	2011	2011	3	100	1,840	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	197,595
TOTAL MARKET OB/XF VALUE	3,040
TOTAL LAND VALUE - MARKET	13,512
TOTAL MARKET VALUE	214,147
SOH/AGL Deduction	0
ASSESSED VALUE	214,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,147
TOTAL JUST VALUE	214,147
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1762	SFR	175	06/11/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1794	9/30/2022	WD	Q	I	01	225,000
GRANTOR: ALLEN JAILAH LEANNE						
GRANTEE: GRIFFIN CHRISTOPHER						
1381/0764	3/22/2019	WD	Q	I	01	142,000
GRANTOR: SHAYNE & BROOKE E BAR						
GRANTEE: JAILAH LEANNE ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S10 FOP= W20 S9 E20 N9$ S9 FGR= W20 S25 E20 N25$ S28 E11 FOP= S5 E17 N5 W17$ E17 N47$.

LAND DESCRIPTION

TOTAL OB/XF 3,040

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		00	0.00	0.00	10,810.00	SF		1.00	1.00	1.00	1.25	1.25	13,512							

REVIEW DATE 01/11/2023 BY CP Total Acres: 0.25 Total Land Value: 13,512 Market: 0 Agricultural: 0 Common: 13,512 PRINTED 11/16/2026 BY SYS