

S DIV: LOT 95 BLOCK I CANOVA S/D  
OF PARK AVE LYING E OF & ADJ TO  
QC 925-1027. (PARK AVE NOW VACAT

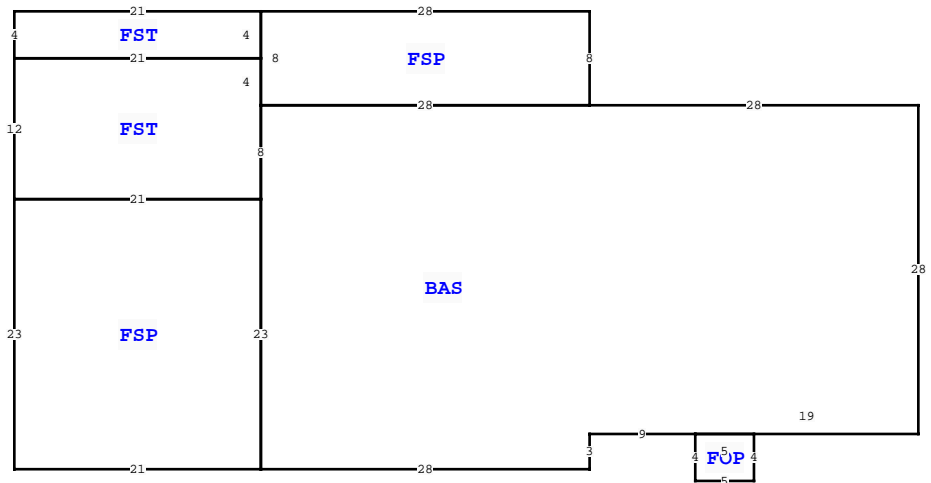
GRIMMAGE TOMMY  
328 SE BROWN ST  
LAKE CITY, FL 32025-5956

**2026**

00-00-00-13738-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	1,652	100	
FOP	20	30	
FSP	224	40	
FSP	483	40	
FST	84	55	
FST	252	55	
TOTALS	2,715		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,126	104.5660	117.11	248,976	1940	1940	0	0	35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 1652 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	161,834		
TOTAL MARKET OB/XF VALUE	3,500		
TOTAL LAND VALUE - MARKET	10,170		
TOTAL MARKET VALUE	175,504		
SOH/AGL Deduction	54,197		
ASSESSED VALUE	121,307		
TOTAL EXEMPTION VALUE	HX HB SX WR 106,411		
BASE TAXABLE VALUE	14,896		
TOTAL JUST VALUE	175,504		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	172,962		
LAND:2:1: PART OF CLOSED RD (PARK AVE)			
SALE:1:1: SEE ORB'S 863-990 THRU 996			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
0913			
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1388/1143	7/08/2019	WD Q	I 01
GRANTOR: BRIAN KELLY TUCKER			SALE PRICE
GRANTEE: MAXINE COOK & TOMMY			120,000
1298/2055	7/31/2015	PB U	I 18
GRANTOR: CLERK OF COURT (FAYE)			100
GRANTEE: PATRICIA LANCASTER			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W28 FSP= N8 W28 S8 E28\$ W28 FST= N4 FST= N4 W21 S4 E21\$ W21 S12 E21 N8\$ S8 FSP= W21 S23 E21 N23\$ S23 E28 N3 E9 FOP= S4 E5 N4 W5\$ E19 N28\$.			

EXTRA FEATURES		328 SE BROWN ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC,PAVMT	0.75
2	0180	FPLC 1STRY	2,000.00
3	0169	FENCE/WOOD	0.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	20	80	UT	0.75	0.75	100	0
2	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	0
3	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2011
TOTALS											

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	LAND USE DESCRIPTION	CLAS
1	0100	SFR	C
2	0000	VAC RES	C

L N	USE CODE	CLAS	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	100		00	80.00	120.00	9,600.00	SF		1.00	1.00	0.75	1.00	0.75	7,200							
2	0000	C	VAC RES	100			33.00	120.00	3,960.00	SF		1.00	1.00	0.75	1.00	0.75	2,970							