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

2027

00-00-00-13738-000

BUILDING CHARACTERISTICS

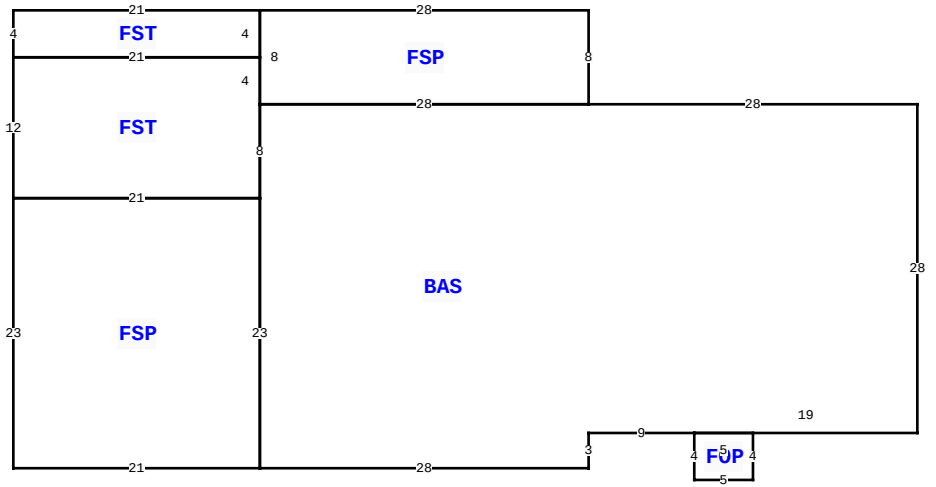
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100		1,652	123,508
FOP	20	30		6	449
FSP	224	40		90	6,729
FSP	483	40		193	14,429
FST	84	55		46	3,439
FST	252	55		139	10,392
TOTALS	2,715			2,126	158,946

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	115.02	244,533	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1652 HX Base Yr 2020



328 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	100	20	80	1,600.00	UT	0.75	0.75	100	0	0	3	100	1,200	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		158,946
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		10,170
TOTAL MARKET VALUE		172,616
SOH/AGL Deduction		47,670
ASSESSED VALUE		124,946
TOTAL EXEMPTION VALUE	HX HB SX WR	106,411
BASE TAXABLE VALUE		18,535
TOTAL JUST VALUE		172,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,504

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 / U	V / I	RSN CD	SALE PRICE
1388/1143	7/08/2019	WD	Q	I	01	120,000
GRANTOR: BRIAN KELLY TUCKER						
GRANTEE: MAXINE COOK & TOMMY						
1298/2055	7/31/2015	PB	U	I	18	100
GRANTOR: CLERK OF COURT (FAYE						
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$.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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		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							

REVIEW DATE 11/10/2016 BY DF Total Acres: 0.31 Total Land Value: 10,170 Market: 0 Agricultural: 0 Common: 10,170 PRINTED 11/17/2026 BY SYS