S DIV: LOTS 55, 56, 57 & 58 BLOC
820-2191, 829-489,

ALDERMAN JOANN T
416 SE BROWN ST
LAKE CITY, FL 32025

2027

00-00-00-13746-000

BUILDING CHARACTERISTICS

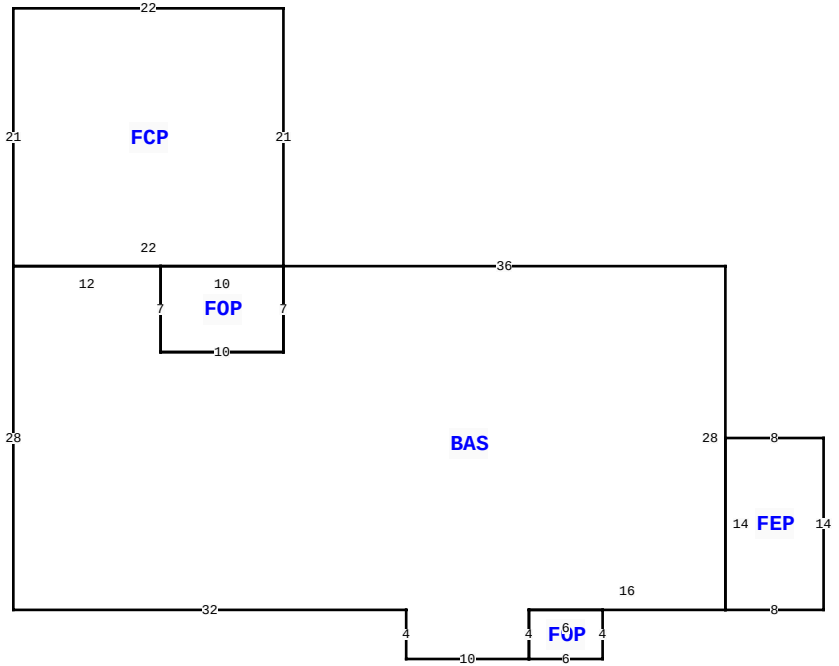
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,594	100		1,594	122,633
FCP	462	25		116	8,925
FEP	112	80		90	6,924
FOP	24	30		7	539
FOP	70	30		21	1,616
TOTALS	2,262			1,828	140,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,828	107.6040	118.36	216,362	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1594 HX Base Yr 1997



416 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	100	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	100	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		140,635
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		28,200
TOTAL MARKET VALUE		170,435
SOH/AGL Deduction		77,153
ASSESSED VALUE		93,282
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,871
TOTAL JUST VALUE		170,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,002

SALE:1:1: LOTS 55, 56 57 & 58 BLK K CANOVA S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045097	Roof Replacement	15,330	08/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0829/0489	10/07/1996	WD	Q	I		58,900

GRANTOR: FANNIE G WITT TRUST

GRANTEE: JOANN T ALDERMAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FCP= N21 W22 S21 E22$ FOP= W10 S7 E10 N7 $ S7 W10 N7 W12 S28 E32 S4 E10 FOP= E6 N4 W6 S4$ N4 E16 FEP= E8 N14 W8 S14$ N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	240.00	120.00	28,200.00	SF		1.00	1.00	1.00	1.00	1.00	28,200							

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.65 Total Land Value: 28,200 Market: 0 Agricultural: 0 Common: 28,200 PRINTED 11/17/2026 BY SYS