S DIV: LOT 4 & W1/2 OF LOT 5 RE
F CHALKERS S/D.

BOWMAN DAVID R
244 SE BROWN ST
LAKE CITY, FL 32025-5935

2027

00-00-00-13804-001

BUILDING CHARACTERISTICS

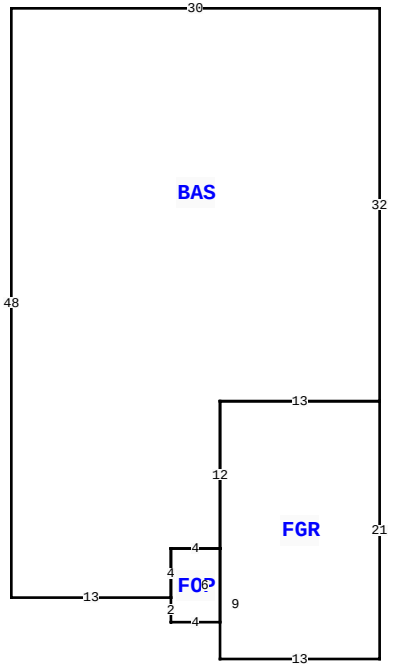
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	124,820
FGR	273	55		150	15,397
FOP	24	30		7	718
TOTALS	1,513			1,373	140,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,373	113.8000	125.18	171,872	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2016 Heated Area: 1216 HX Base Yr 2016



244 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	140,935
TOTAL MARKET OB/XF VALUE	1,024
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	150,959
SOH/AGL Deduction	48,717
ASSESSED VALUE	102,242
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	50,831
TOTAL JUST VALUE	150,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048223	Solar Power Syste	34,000	09/20/2023
000047477	Roof Replacement	8,000	06/15/2023
132	SFR	264	04/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1306/2441	12/28/2015	WD	U	I	12	74,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DAVID R BOWMAN						
1294/1815	5/06/2015	QC	U	I	11	0
GRANTOR: JOHN A BOYD						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S48 E13 FOP= S2 E4 N6 W4 S4$ N4 E4 FGR= S9 E13 N21 W13 S12$ N12 E13 N32$.

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	0	0	512.00	UT	2.00	2.00	100	2007	2007	3	100	1,024	

LAND DESCRIPTION

TOTAL OB/XF 1,024

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	0.00	0.00	7,200.00	SF		1.00	1.00	1.00	1.25	1.25	9,000							

REVIEW DATE 07/19/2023 BY jerry Total Acres: 0.17 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/17/2026 BY SYS