S DIV: LOTS 12, 13, 14 & 15 & 16
LOTS 11 & 16 BLOCK 1 ASHURST S/D

BROWN RODNEY E/BROWN RUSTY ANN
181 SE PINE DR
LAKE CITY, FL 32025

2027

00-00-00-13828-000

BUILDING CHARACTERISTICS

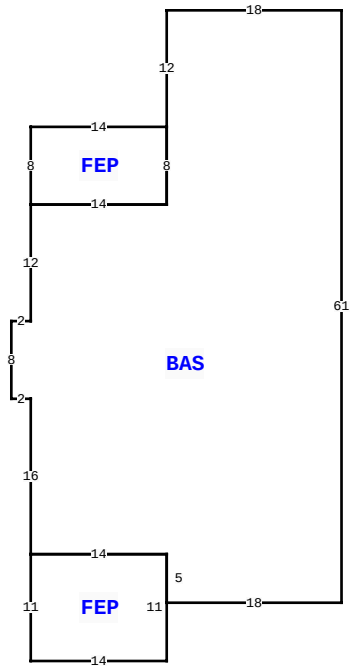
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,618	100		1,618	63,023
FEP	112	80		90	3,506
FEP	154	80		123	4,791
TOTALS	1,884			1,831	71,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,831	64.3860	70.82	129,671	1920	1950	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1618 HX Base Yr



412 S MARION AVE, 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	71,319
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,750
TOTAL MARKET VALUE	107,069
SOH/AGL Deduction	0
ASSESSED VALUE	107,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,069
TOTAL JUST VALUE	107,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,368

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0427	REROOF	5,000	04/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/978	4/03/2025	WD	Q	I	01	115,000
GRANTOR: NESTLER ELIZABETH ANN						
GRANTEE: BROWN RODNEY E						
1359/1557	4/24/2018	PR	U	I	11	0
GRANTOR: ELIZABETH ANN NESTLER						
GRANTEE: ELIZABETH ANN NESTL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S12 FEP= W14 S8 E14N8$ S8 W14 S12 W2 S8 E2 S16 FEP= S11 E14 N11 W14$ E14 S5E18 N61$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		*CG	65.00	200.00	13,000.00	SF		1.00	1.00	1.00	2.75	2.75	35,750							

REVIEW DATE 06/20/2025 BY TP Total Acres: 0.30 Total Land Value: 35,750 Market: 0 Agricultural: 0 Common: 35,750 PRINTED 11/17/2026 BY SYS