S DIV. LOT 15 BLOCK A MELTON'S S
629-360, 828-2175, 967-2588.

BROWN JESSE V III/BROWN GINGER C
416 SW THERESA CT
LAKE CITY, FL 32025

2027

00-00-00-13939-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	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

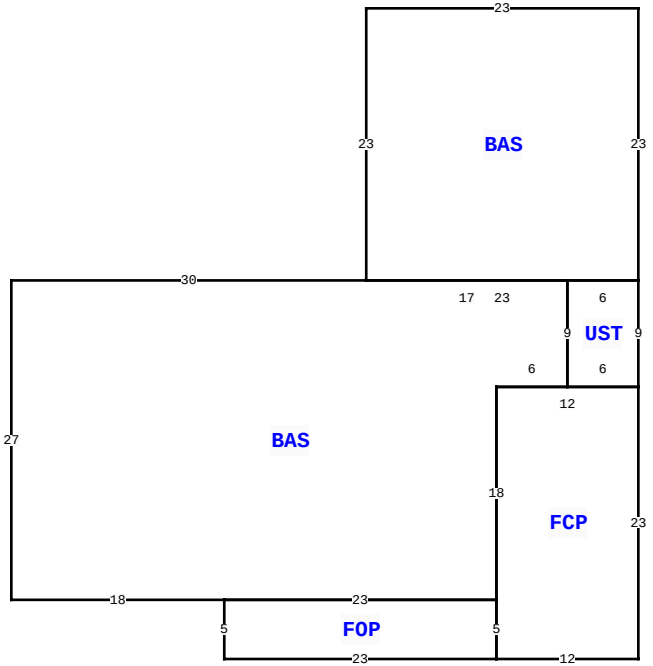
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	529	100		529	43,421
BAS	1,161	100		1,161	95,297
FCP	276	25		69	5,663
FOP	115	30		34	2,791
UST	54	45		24	1,970
TOTALS	2,135			1,817	149,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,817	114.8000	126.28	229,451	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1690 HX Base Yr 2003



416 SW THERESA CT, 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0258	PATIO	0	100	10	23	230.00	UT	1.50	1.50	100	1993	1993	3	100	345	
4	0294	SHED WOOD/	0	100	8	10	80.00	UT	3.50	3.50	100	1993	1993	3	100	280	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		149,143
TOTAL MARKET OB/XF VALUE		2,125
TOTAL LAND VALUE - MARKET		11,072
TOTAL MARKET VALUE		162,340
SOH/AGL Deduction		69,881
ASSESSED VALUE		92,459
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,048
TOTAL JUST VALUE		162,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,057

SALE:1:1: LOT 15 BLK A MELTON'S S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047677	Roof Replacement	4,500	07/17/2023
955	ADDN SFR	100	07/31/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0967/2588	11/15/2002	WD	Q	I		62,000
GRANTOR: MUNOZ						
GRANTEE: JESSE V III & GINGE						
0828/2175	9/27/1996	WD	Q	I		46,000
GRANTOR: WALTER L & MARIA ROGE						
GRANTEE: MUNOZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S27 E18 FOP= S5 E23 N5 W23$ E23 FCP= S5 E12 N23 W12 S18$ N18 E6 UST= E6 N9 W6 S9$ N9 W17$ BAS= N23 E23 S23 W23$.

LAND DESCRIPTION

TOTAL OB/XF 2,125

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		*RSF-2	0.00	0.00	8,858.00	SF		1.00	1.00	1.00	1.25	1.25	11,072							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.20 Total Land Value: 11,072 Market: 0 Agricultural: 0 Common: 11,072 PRINTED 11/17/2026 BY SYS