S DIV: LOT 1 BLOCK B MELTONS S/D
OF LOT 1, BLK B, RUN W 116 FT, N
LINE LOT 1, S 85 DG E 116.38 FT

BRINKMAN ROY & JEAN REVOCABLE TRUST
14872 47TH RD
WELLBORN, FL 32094

2027

00-00-00-13952-000

BUILDING CHARACTERISTICS

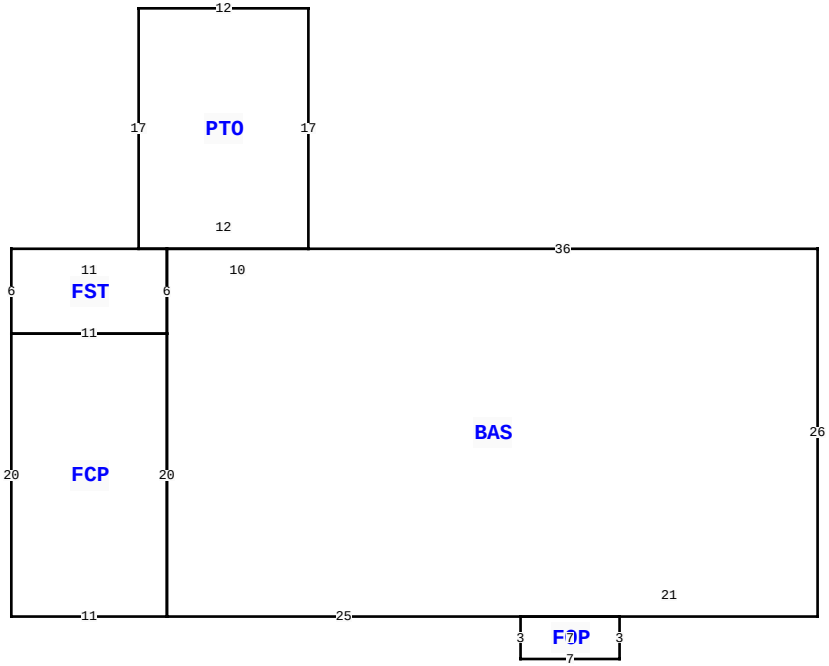
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	1,196	100		1,196	90,645
FCP	220	25		55	4,168
FOP	21	30		6	455
FST	66	55		36	2,729
PTO	204	5		10	758
TOTALS	1,707			1,303	98,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,303	106.0000	116.60	151,930	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1196 HX Base Yr



420 SW MCFARLANE AVE, 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	98,754
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	8,508
TOTAL MARKET VALUE	107,862
SOH/AGL Deduction	0
ASSESSED VALUE	107,862
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,862
TOTAL JUST VALUE	107,862
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1814	ADDN SFR	50	07/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/0490	8/13/2013	WD	U	I	11	100
GRANTOR: ROY & JEAN BRINKMAN						
GRANTEE: ROY & JEAN BRINKMAN						
1243/1709	10/17/2012	WD	U	I	38	50,000
GRANTOR: RICK E JINES & ARLENE						
GRANTEE: ROY & JEAN BRINKMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 PTO= N17 W12 S17 E12$ W10 FST= W11 S6 E11 N6$ S6
FCP= W11 S20 E11 N20$ S20 E25 FOP= S3 E7 N3 W7$ E21 N26$.

LAND DESCRIPTION

TOTAL OB/XF 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	0		*RSF-2	0.00	0.00	17,725.00	SF		1.00	1.00	0.48	1.00	0.48	8,508							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.41 Total Land Value: 8,508 Market: 0 Agricultural: 0 Common: 8,508 PRINTED 11/17/2026 BY SYS