

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

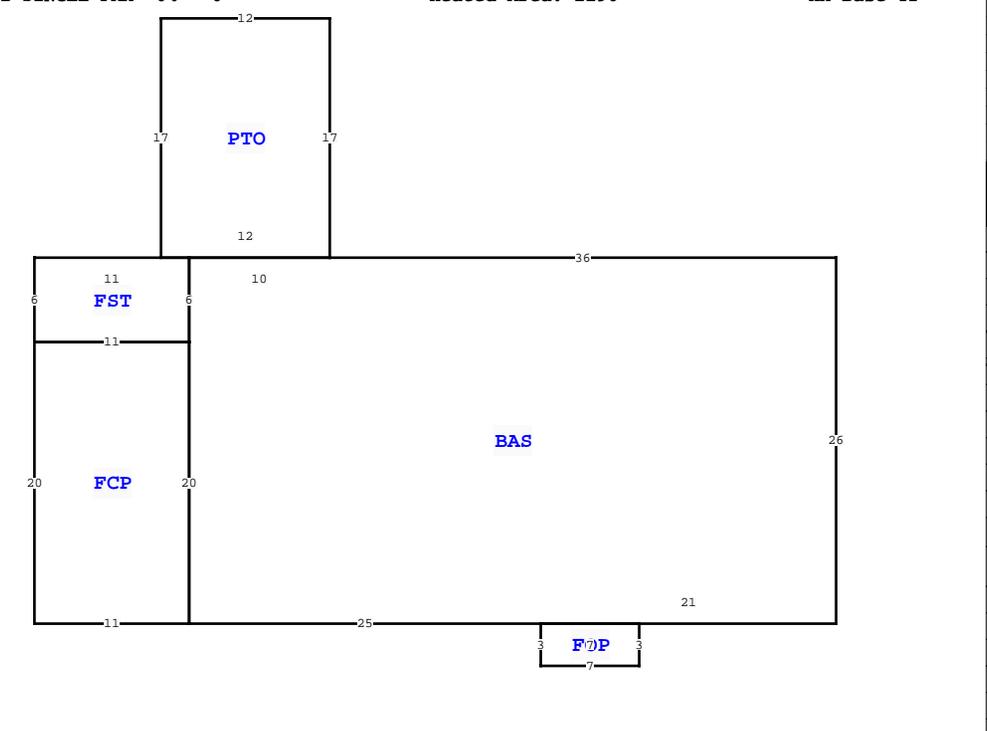
BRINKMAN ROY & JEAN REVOCABLE TRUST
 14872 47TH RD
 WELLBORN, FL 32094

2026

00-00-00-13952-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	118.72	154,692	1959	1959	0	0	0	35.00	65.00		



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	92,293
FCP	220	25		55	4,245
FOP	21	30		6	463
FST	66	55		36	2,778
PTO	204	5		10	772
TOTALS	1,707			1,303	100,550

420 SW MCFARLANE AVE, LAKE CITY
 BLD DATE: _____ LGL DATE: 05/12/2026 MLU
 XF DATE: _____ LAND DATE: _____
 INC DATE: _____ AG DATE: _____

EXTRA FEATURES		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	

TOTAL OB/XF																
600																

LAND DESCRIPTION		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY PAGE 1 of 1																								
VALUATION SUMMARY																								
VALUATION BY STANDARD																								
Tax Group: 1 Tax Dist:																								
BUILDING MARKET VALUE 100,550																								
TOTAL MARKET OB/XF VALUE 600																								
TOTAL LAND VALUE - MARKET 8,508																								
TOTAL MARKET VALUE 109,658																								
SOH/AGL Deduction 0																								
ASSESSED VALUE 109,658																								
TOTAL EXEMPTION VALUE 0																								
BASE TAXABLE VALUE 109,658																								
TOTAL JUST VALUE 109,658																								
NCON VALUE 0																								
INCOME VALUE 0																								
PREVIOUS YEAR MKT VALUE 107,531																								

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	
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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\$.