

S DIV: LOTS 9 & 10 BLOCK A RE-SU
WILDERWOOD ADDITION. ALSO DESC A
COR OF SE1/4 OF NW1/4 SEC 5-4S-1

BROWN LISA D/COLLINS KAREN R
1040 BLACKBERRY LANE
ST JOHNS, FL 32259

2026

00-00-00-14256-000

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	04		SINGLE	SID	100	
Roof Structur	03		GABLE	HIP	100	
Roof Cover	03		COMP	SHNGL	100	
Interior Wall	05		DRYWALL		100	
Interior Floor	14		CARPET		80	
Interior Floor	06		VINYL	ASB	20	
Air Condition	03		CENTRAL		100	
Heating Type	04		AIR	DUCTED	100	
Bedrooms			3		100	
Bathrooms			1		100	
Frame	01		NONE		100	
Stories	1.1		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	1,691	100		1,691	107,376	
FCP	217	25		54	3,429	
TOTALS	1,908			1,745	110,805	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 0								
				Heated Area: 1691							
					HX Base Yr						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			110,805
TOTAL MARKET OB/XF VALUE			150
TOTAL LAND VALUE - MARKET			20,889
TOTAL MARKET VALUE			131,844
SOH/AGL Deduction			0
ASSESSED VALUE			131,844
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			131,844
TOTAL JUST VALUE			131,844
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			126,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1250/0209	2/26/2013	WD	U	I	11	100
GRANTOR: MELBA CREWS (BY ATTY-						
GRANTEE: LISA D BROWN ETAL						
0786/0411	1/18/1994	PR	U	I	11	0
GRANTOR: FRANK OTT ESTATE						
GRANTEE: MELBA CREWS						

EXTRA FEATURES		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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	60	
2	0258	PATIO	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	90	

LAND DESCRIPTION		TOTAL OB/XF												150										
L N	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	216.00	180.00	20,889.00	SF		1.00	1.00	1.00	1.00	1.00	20,889							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 S6 W21 S30 W4 S17 E37 N53\$ FCP= N11 W17 S17 E5 N6 E12\$.	

LAND DESCRIPTION		TOTAL OB/XF												150										
L N	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	216.00	180.00	20,889.00	SF		1.00	1.00	1.00	1.00	1.00	20,889							