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

2027

00-00-00-14256-000

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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. 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

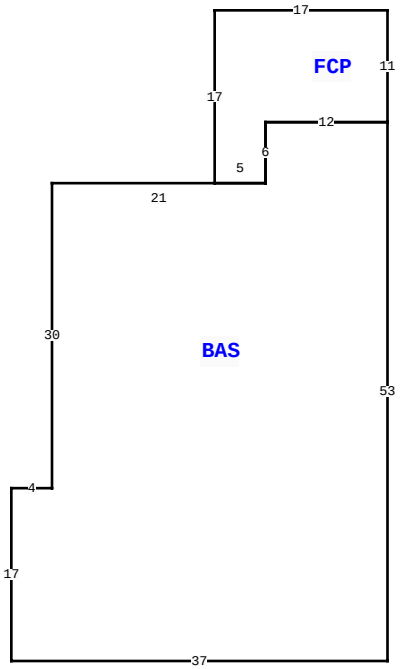
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,691	100		1,691	105,453
FCP	217	25		54	3,368
TOTALS	1,908			1,745	108,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,745	87.2200	95.94	167,415	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1691 HX Base Yr



1234 SE INGLEWOOD AVE, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/12/2026 MLU
INC DATE | AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	108,820
TOTAL MARKET OB/XF VALUE	150
TOTAL LAND VALUE - MARKET	20,889
TOTAL MARKET VALUE	129,859
SOH/AGL Deduction	0
ASSESSED VALUE	129,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,859
TOTAL JUST VALUE	129,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,844

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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

LAND DESCRIPTION

TOTAL OB/XF 150

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	116.00	180.00	20,889.00	SF		1.00	1.00	1.00	1.00	1.00	20,889							

REVIEW DATE 10/05/2016 BY DF Total Acres: 0.48 Total Land Value: 20,889 Market: 0 Agricultural: 0 Common: 20,889 PRINTED 11/17/2026 BY SYS