S1/2 0F N1/2 OF NE1/4 OF NW1/4.
FOR ADDT'L RD R/W DESC IN WD 153

BREWER JOAN
1979 SW MAYO RD
LAKE CITY, FL 32024

2027

01-4S-15-00320-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 01

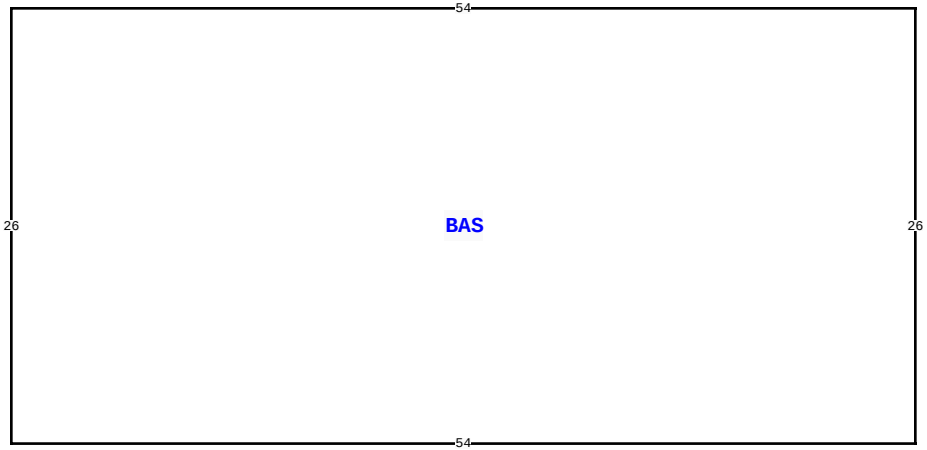
NEIGHBORHOOD/LOC 1415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	39,054
TOTALS	1,404			1,404	39,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	115.9000	69.54	97,634	1995	1995	0	0	0	60.00	40.00

3 MOBILE HME 100% - 2004 Heated Area: 1404 HX Base Yr 2004



1979 SW MAYO RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	100	10	20	200.00	UT	5.00	5.00	100	1993	1993	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	1993	1993	3	100	720	
5	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	
6	0296	SHED METAL	0	100	0	0	360.00	UT	5.00	5.00	100	1993	1993	3	100	1,800	
7	0060	CARPORT F	0	100	0	0	360.00	UT	5.00	5.00	100	1993	1993	3	100	1,800	
8	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
10	0060	CARPORT F	0	100	20	40	800.00	UT	3.50	3.50	75	2016	2016	3	75	2,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,054
TOTAL MARKET OB/XF VALUE		23,562
TOTAL LAND VALUE - MARKET		94,145
TOTAL MARKET VALUE		76,081
SOH/AGL Deduction		20,191
ASSESSED VALUE		55,890
TOTAL EXEMPTION VALUE	HX HB	30,890
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		156,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/2939	8/15/2005	QC	Q	V	01	100
GRANTOR: ROSCOE JAMES LEE						
GRANTEE: JOAN BREWER						
1032/1187	11/08/2004	QC	Q	V	06	100
GRANTOR: JOAN BREWER						
GRANTEE: JAMES ROSCOE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S26 E54 N26$.

LAND DESCRIPTION

TOTAL OB/XF 16,920

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0			0.00	0.00	8.91	AC		1.00	1.00	1.00	445.00	445.00	3,965							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	8.91	AC		1.00	1.00	1.00	9,500.00	9,500.00	84,645							

REVIEW DATE 08/10/2023 BY JB Total Acres: 9.91 Total Land Value: 13,465 Market: 84,645 Agricultural: 3,965 Common: 9,500 PRINTED 11/17/2026 BY SYS

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NEIGHBORHOOD/LOC	1415.00	1.00/	

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TOTALS					

MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

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GRANTEE: JOAN BREWER						
1032/1187	11/08/2004	QC	Q	V	06	100
GRANTOR: JOAN BREWER						
GRANTEE: JAMES ROSCOE						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0261	PRCH, UOP	0	100	12	54	648.00	UT	7.00	7.00	75	2016	2016	3	75	3,402	
12	0261	PRCH, UOP	0	100	14	40	560.00	UT	7.00	7.00	75	2016	2016	3	75	2,940	
13	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 6,642

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

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