

COMM AT SE COR OF NW1/4, RUN N 2
 FT FOR POB, CONT W 231.15 FT, N
 232.93 FT, S 166.82 FT TO POB.

BREWSTER JAMES A
 1580 SW LITTLE RD
 LAKE CITY, FL 32024

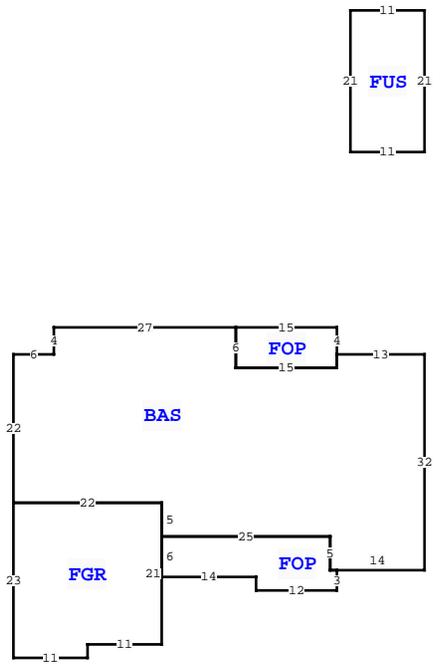
2026

01-5S-16-03390-021



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,685	100	
FGR	484	55	
FOP	90	30	
FOP	175	30	
FUS	231	100	
TOTALS	2,665		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,261	120.4643	137.33	310,503	2009	2009	0	0	16.00	84.00		
1 SINGLE FAM			100% - 2025	Heated Area: 1916		HX Base Yr 2025							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			260,823
TOTAL MARKET OB/XF VALUE			14,418
TOTAL LAND VALUE - MARKET			20,700
TOTAL MARKET VALUE			295,941
SOH/AGL Deduction			0
ASSESSED VALUE			295,941
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			244,530
TOTAL JUST VALUE			295,941
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052780	Roof Replacement	15,500	04/01/2025
27474	SFR	745	11/07/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1900	8/05/2024	WD	Q	I	01	410,000
GRANTOR: NICKELSON MICHAEL J						
GRANTEE: BREWSTER JAMES A						
1449/310	9/24/2021	QC	U	I	11	100
GRANTOR: NICKELSON DAISY						
GRANTEE: NICKELSON MICHAEL						

EXTRA FEATURES																
L N	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	100	0	2,047.00	UT	2.50	2.50	100	2009	2009	3	100	5,118	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
5	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/16/2026 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS= W13 FOP= N4 W15 S6 E15 N2\$ S2 W15 N6 W27 S4 W6 S22 FGR= S23 E11 N2 E11 N21 W22\$ E22 S5 FOP= S6 E14 S2 E12 N3 W1 N5 W25\$ E25 S5 E14 N32\$ PTR= N30 FUS= N21 W11 S21 E11\$ S30\$.			

LAND DESCRIPTION										TOTAL OB/XF														
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	100		A-1	0.00	0.00	0.90	AC		1.00	1.00	1.00	23,000.00	23,000.00	20,700							