

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

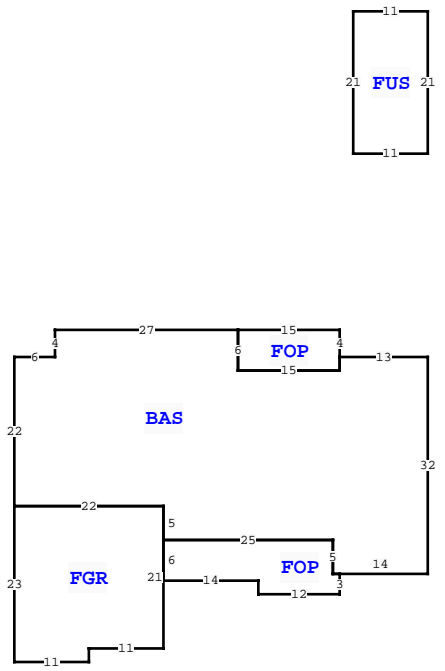
2026

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 | 134.92 | 305,054 | 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 | | | 256,245 |
| TOTAL MARKET OB/XF VALUE | | | 14,418 |
| TOTAL LAND VALUE - MARKET | | | 20,700 |
| TOTAL MARKET VALUE | | | 291,363 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 291,363 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 239,952 |
| TOTAL JUST VALUE | | | 291,363 |
| 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 | | 05/14/2026 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 | | | | | | | |