LOT 30 TURKEY RUN S/D.

WD 1029-941, WD 1043-369, WD 113

BREWSTER CYNTHIA A
151 SW ETHEL GLN
LAKE CITY, FL 32024

2027

03-4S-16-02739-230

BUILDING CHARACTERISTICS

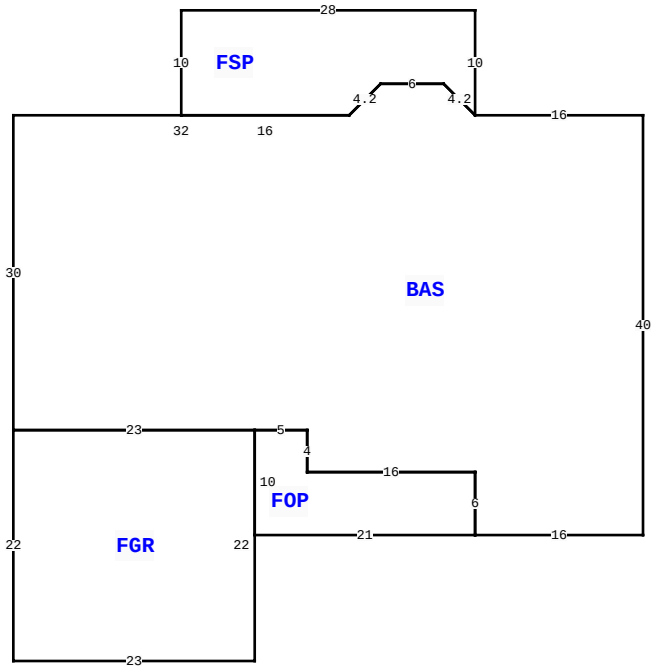
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,051	100		2,051	200,982
FGR	506	55		278	27,242
FOP	146	30		44	4,312
FSP	253	40		101	9,897
TOTALS	2,956			2,474	242,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,474	111.3560	122.49	303,040	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2008 Heated Area: 2051 HX Base Yr 2008



151 SW ETHEL GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1,200.00	UT	2.00	2.00	100	2005	2005	3	100	2,400	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	2005	2005	3	100	900	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	242,432
TOTAL MARKET OB/XF VALUE	4,100
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	281,532
SOH/AGL Deduction	95,718
ASSESSED VALUE	185,814
TOTAL EXEMPTION VALUE	98 HX HB 185,814
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	281,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054570	Roof Replacement	17,000	11/25/2025
21169	SFR	304	10/16/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/1169	8/02/2023	LE	U	I	14	100
GRANTOR: BREWSTER CYNTHIA A (E						
GRANTEE: BREWSTER JEFFERY D						
1286/1745	10/06/2014	LE	U	I	14	100
GRANTOR: CYNTHIA A BREWSTER (R						
GRANTEE: EDWARD WAYNE BREWST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N10 W28 S10 E16 R3 U3 E6 D3 R3 $ L3 U3 W6 D3 L3 W32 S30 FGR= S22 E23 N22 W23$ E23 FOP= S10 E21 N6 W16 N4 W5$ E5 S4 E16 S6 E16 N40$.

LAND DESCRIPTION

TOTAL OB/XF 4,100

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS