COMM SE COR OF UNIT 5 LAKE VILLAS S/D, RUN S 221.10 FT FOR POB, RUN E 465.50 FT TO W

BRISCOE STEVE L/BRISCOE JACKIE F
773 NW INDIAN SPRINGS DR
LAKE CITY, FL 32055

2026

05-4S-17-07651-000

BUILDING CHARACTERISTICS

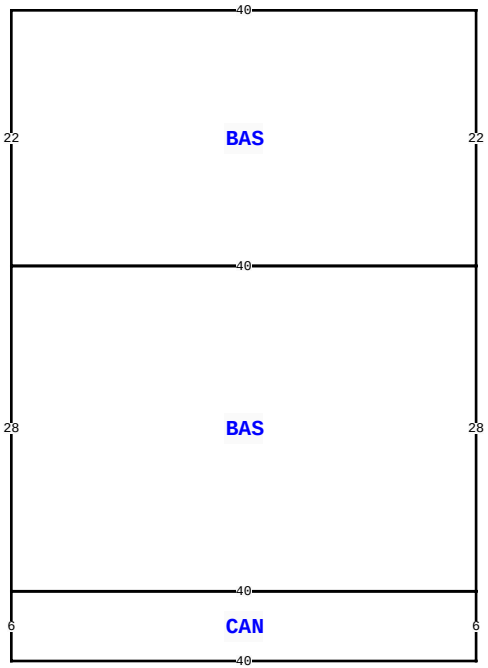
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	26,273
BAS	1,120	100		1,120	33,438
CAN	240	30		72	2,150
TOTALS	2,240			2,072	61,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	2,072	93.3030	59.71	123,719	1989	1990	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 2000 HX Base Yr



1034 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 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	0260	PAVEMENT-A	0	0	0	0	8,460.00	UT	1.10	1.10	40	2003	2003	3	40	3,722	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	61,860
TOTAL MARKET OB/XF VALUE	3,722
TOTAL LAND VALUE - MARKET	148,985
TOTAL MARKET VALUE	214,567
SOH/AGL Deduction	12,668
ASSESSED VALUE	201,899
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,899
TOTAL JUST VALUE	214,567
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,545

LAND:2:1: BACK PORTION, FALLS OFF

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0965/0701	10/21/2002	WD	Q	I		200,000
GRANTOR: PHILMAN						
GRANTEE: STEVE & JACKIE BRIS						
0634/0242	10/02/1987	WD	Q	V		60,000
GRANTOR: DICKS LENVIL H						
GRANTEE: PHILMAN DALE W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N22 W40 S22 E40$ BAS= W40 S28 CAN= S6 E40 N6 W40$ E40 N28$.

LAND DESCRIPTION

TOTAL OB/XF 3,722

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	1100	C	STORE 1FLR	0		CG	86.00	250.00	21,300.00	SF		1.00	1.00	0.90	5.50	4.95	105,435							
2	1100	C	STORE 1FLR	0		CG	0.00	0.00	43,550.00	SF		1.00	1.00	1.00	1.00	1.00	43,550							

REVIEW DATE 09/28/2016 BY DF Total Acres: 1.49 Total Land Value: 148,985 Market: 0 Agricultural: 0 Common: 148,985 PRINTED 06/22/2026 BY SYS