

LOT 2 RICHMOND ESTATES ADD.
833-2009, WD 989-118, LE 1343-22

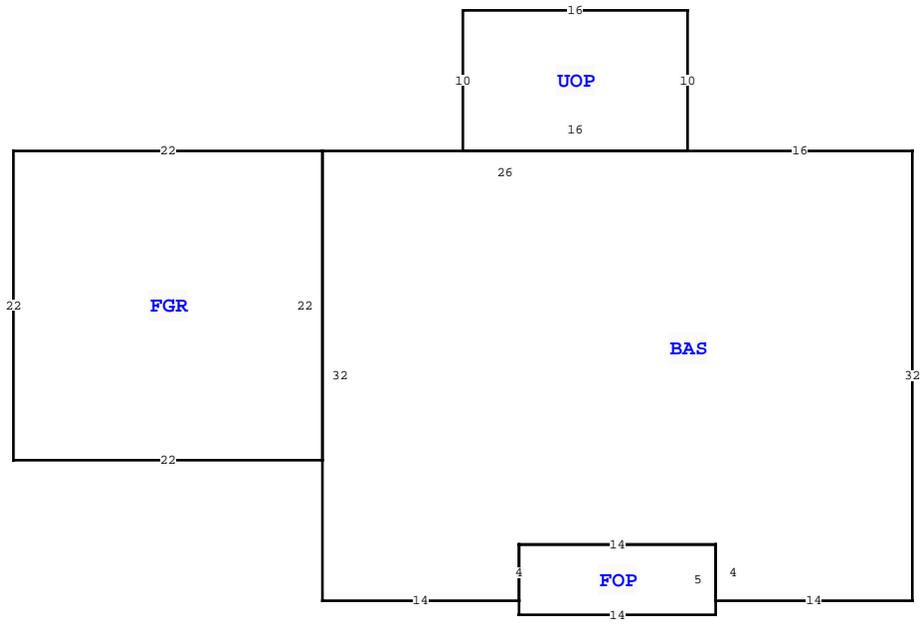
BROWN CHARLENE
P O BOX 1314
LAKE CITY, FL 32056-1314

2026

06-4S-17-07979-152

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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	6417.1100	1.00/	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2004									
			Heated Area: 1288				HX Base Yr 2004					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	125,140
FGR	484	55		266	25,844
FOP	70	30		21	2,041
UOP	160	20		32	3,109
TOTALS	2,002			1,607	156,134

936 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	0119	MASONRY WA	0	100	3	72	UT	4.00	4.00	100	2002	2002	3	100	864	
2	0166	CONC, PAVMT	0	100	0	0	UT	1.60	1.60	100	2002	2002	3	100	1,459	
3	0080	DECKING	0	100	0	0	UT	5.00	5.00	100	2002	2002	3	100	300	

TOTAL OB/XF 2,623

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			156,134
TOTAL MARKET OB/XF VALUE			2,623
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			177,257
SOH/AGL Deduction			58,492
ASSESSED VALUE			118,765
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			67,354
TOTAL JUST VALUE			177,257
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048112	Electrical Servic	0	09/14/2023
2323	SFR	219	03/19/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1343/2286	8/31/2017	LE U	I	I	14	100

GRANTOR: CHARLENE BROWN (SINGL)
GRANTEE: KRISTEN ELIZABETH B
0989/0118 7/11/2003 WD Q I 82,600
GRANTOR: NORTH CENTRAL FLORIDA
GRANTEE: CHARLENE BROWN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 UOP= N10 W16 S10 E16\$ W26 FGR= W22 S22 E22 N22\$ S32 E14 FOP= S1 E14 N5 W14 S4\$ N4 E14 S4 E14 N32\$.	