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

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

2027

06-4S-17-07979-152

BUILDING CHARACTERISTICS

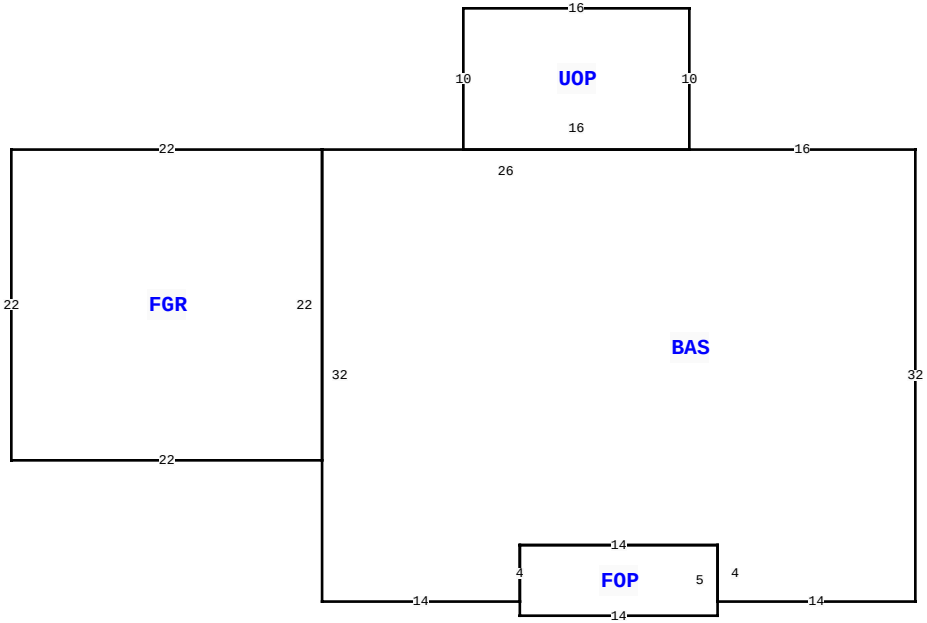
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	122,909
FGR	484	55		266	25,383
FOP	70	30		21	2,004
UOP	160	20		32	3,054
TOTALS	2,002			1,607	153,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,607	112.6620	123.93	199,156	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2004 Heated Area: 1288 HX Base Yr 2004



936 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0119	MASONRY WA	0	100	3	72	216.00	UT	4.00	4.00	100	2002	2002	3	100	864	
2	0166	CONC,PAVMT	0	100	0	0	912.00	UT	1.60	1.60	100	2002	2002	3	100	1,459	
3	0080	DECKING	0	100	0	0	60.00	UT	5.00	5.00	100	2002	2002	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		153,350
TOTAL MARKET OB/XF VALUE		2,623
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		174,473
SOH/AGL Deduction		52,145
ASSESSED VALUE		122,328
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,917
TOTAL JUST VALUE		174,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,257

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	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$.

LAND DESCRIPTION

TOTAL OB/XF 2,623

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS