BEG SE COR OF SW1/4 OF SE1/4 RUN
N 1325.84 FT, E 329.10 FT, S 132
POB, (AKA PRCL #4) EX 5.02 AC DE

LARSEN KATHRYN FAYE
613 SW BRIM ST
LAKE CITY, FL 32024

2026

07-4S-16-02807-001

BUILDING CHARACTERISTICS

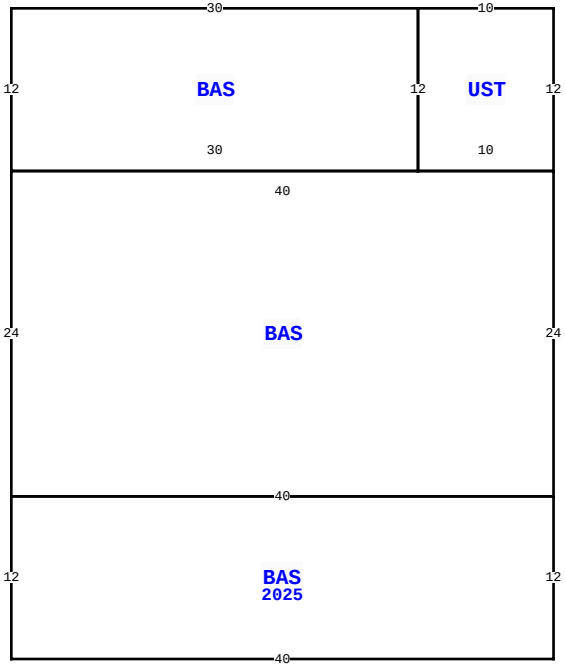
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	9,582
BAS	960	100		960	25,551
BAS	480	100	2025	480	12,776
UST	120	45		54	1,437
TOTALS	1,920			1,854	49,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,854	110.9000	66.54	123,365	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2008 Heated Area: 1800 HX Base Yr 2008



613 SW BRIM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		49,346
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		117,546
SOH/AGL Deduction		47,954
ASSESSED VALUE		69,592
TOTAL EXEMPTION VALUE	HX HB SX	45,592
BASE TAXABLE VALUE		24,000
TOTAL JUST VALUE		117,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/2666	8/12/2022	LE	U	V	14	100
GRANTOR: BENZ VALARIE ALYCE						
GRANTEE: LARSEN KATHRYN FAYE						
1465/260	4/25/2022	WD	U	V	11	100
GRANTOR: LARSEN KATHRYN FAYE						
GRANTEE: BENZ VALARIE ALYCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S24 E40 N24 $
BAS=[YR=2025;ORIG=-40,24] E40 S12 W40 N12 $
BAS=[ORIG=-10,-12] W30 S12 E30 N12 $
UST=[ORIG=0,0] N12 W10 S12 E10 $
.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.96	AC		1.00	1.00	1.00	12,500.00	12,500.00	37,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.92	AC		1.00	1.00	1.00	12,500.00	12,500.00	24,000							

REVIEW DATE 02/12/2024 BY JB Total Acres: 4.88 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 06/22/2026 BY SYS