

LOT 1 BLOCK C HOLLY BROOK S/D.
811-1185, WD 837-2025, WD 910-99

BROWN FLOYD KEITH JR
574 SW DEANNA TER
LAKE CITY, FL 32025

2026

07-4S-17-08106-238

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022		304,714	2000	2000	0	0	25.00	75.00

Heated Area: 1606 HX Base Yr 2022

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		228,536	
TOTAL MARKET OB/XF VALUE		1,278	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		252,314	
SOH/AGL Deduction		37,574	
ASSESSED VALUE		214,740	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		163,329	
TOTAL JUST VALUE		252,314	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,294	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100		1,606	177,652
FGR	483	55		266	29,424
FOP	48	30		14	1,549
FSP	450	40		180	19,911
TOTALS	2,587			2,066	228,536

574 SW DEANNA TER, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17456	SFR	285	09/26/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1448/2735	10/01/2021	WD Q	Q	I	01	250,000
GRANTOR: HEFNER TIMOTHY A & JO						
GRANTEE: BROWN FLOYD KEITH J						
1409/2554	4/15/2020	WD Q	Q	I	01	190,000
GRANTOR: DENNIS C & SALLY DENI						
GRANTEE: TIMOTHY A & JOSIE B						

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	0166	CONC, PAVMT	0	100	0	452.00	UT	1.50	1.50	100	2000	2000	3	100	678	
2	0120	CLFENCE	4	0	100	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/14/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 FSP= S15 W30 N15 E30\$ S15 W33 S28 E16 N7 E14 FOP= S6 E8 N6 W8\$ E8 FGR= S12 E23 N21 W23 S9\$ N9 E23 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF															1,278							
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	22,500.00	22,500.00	22,500							