LOT 26 ROLLING OAKS S/D. EX 2.51
ORB 1096-409

MARKHAM KYLIE D
658 NW BRINKLEY TER
LAKE CITY, FL 32055

2026

09-3S-16-02049-126

BUILDING CHARACTERISTICS

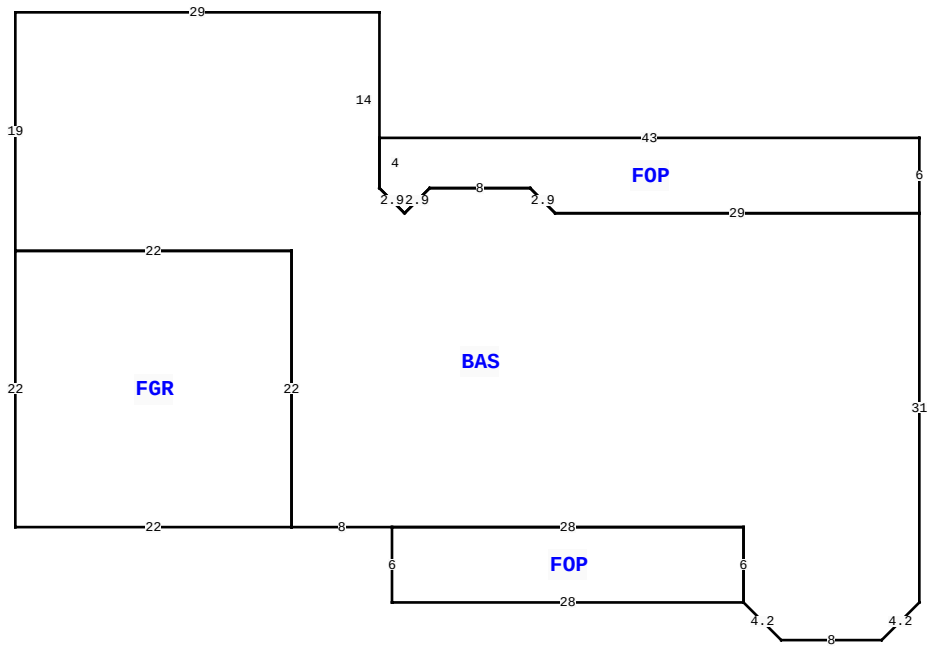
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,919	100		1,919	231,574
FGR	484	55		266	32,099
FOP	168	30		50	6,034
FOP	236	30		71	8,568
TOTALS	2,807			2,306	278,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,306	124.5321	141.97	327,383	1999	2010	0	0	0	15.00	85.00

2 SINGLE FAM 100% - 2000 Heated Area: 1919 HX Base Yr 2000



658 NW BRINKLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
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		278,276
TOTAL MARKET OB/XF VALUE		18,825
TOTAL LAND VALUE - MARKET		34,375
TOTAL MARKET VALUE		331,476
SOH/AGL Deduction		173,933
ASSESSED VALUE		157,543
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,132
TOTAL JUST VALUE		331,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051742	Roof Replacement	5,500	12/09/2024
27226	POOL	110	07/31/2008
15118	SFR	300	02/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0917/2274	1/04/2001	WD	Q	I	01	15,000
GRANTOR: SHELIA MARKHAM MANNIN						
GRANTEE: KYLIE D MARKHAM						
0861/0446	6/25/1998	WD	Q	V		20,000
GRANTOR: STEVE & HELEN GEORGE						
GRANTEE: SHELIA & KYLIE D MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S19 FGR= S22 E22 N22 W22$ E22 S22 E8 FOP= S6 E28 N6 W28$ E28 S6 D3 R3 E8 R3 U3 N31 FOP= N6 W43 S4 D2 R2 U2 R2 E8 R2 D2 E29$ W29 U2 L2 W8 L2 D2 L2 U2 N14$.

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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	316.00	UT	1.50	1.50	100	1999	1999	3	100	474	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	100	2,000	
4	0281	POOL R/FIB	0	100	14	29	406.00	UT	65.00	65.00	100	2007	2007	3	54	14,251	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0060	CARPORT F	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 18,825

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		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.25	55,000.00	68,750.00	34,375							

REVIEW DATE 01/13/2025 BY JS Total Acres: 2.49 Total Land Value: 34,375 Market: 0 Agricultural: 0 Common: 34,375 PRINTED 05/07/2026 BY SYS