LOT 42 ROLLING OAKS S/D.

706-587, DC 921-580, 921-858, WD

MACK JAMES/MACK RONDA LYNN
523 NW BRINKLEY TER
LAKE CITY, FL 32055

2027

09-3S-16-02049-142

BUILDING CHARACTERISTICS

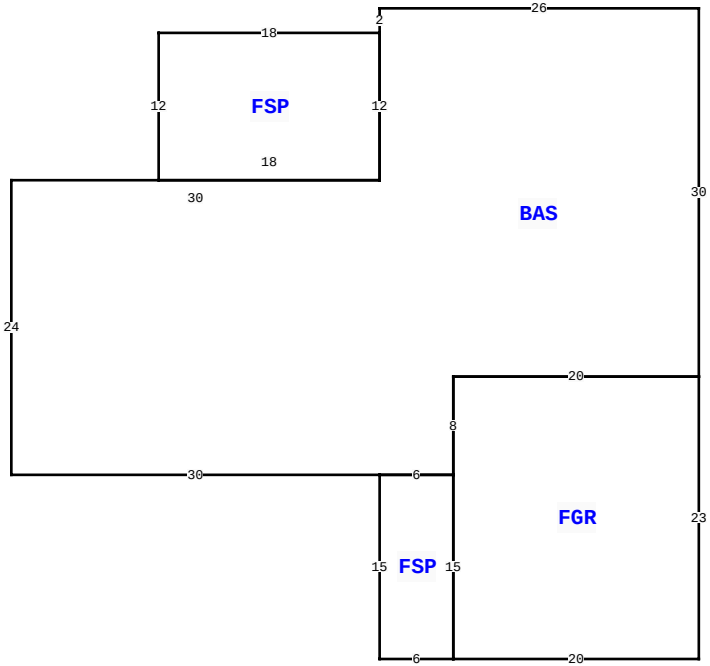
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
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	1,548	100		1,548	129,297
FGR	460	55		253	21,132
FSP	90	40		36	3,007
FSP	216	40		86	7,183
TOTALS	2,314			1,923	160,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,923	116.8200	128.50	247,106	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1548 HX Base Yr 2027



523 NW BRINKLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0166	CONC,PAVMT	0	100	10	20	200.00	UT	1.40	1.40	100	0	0	3	100	280	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
6	0030	BARN,MT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		330,275
TOTAL MARKET OB/XF VALUE		12,530
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		397,805
SOH/AGL Deduction		0
ASSESSED VALUE		397,805
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		341,394
TOTAL JUST VALUE		397,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054692	Remodel	21,845	12/16/2025
000043146	Roof Replacement	31,500	11/10/2021
000042802	Roof Replacement	31,500	09/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1989	1/15/2025	WD	Q	I	01	635,000
GRANTOR: RICHARDSON KACY						
GRANTEE: MACK JAMES						
1447/1865	9/11/2021	WD	Q	I	01	350,000
GRANTOR: NEAL BRUCE						
GRANTEE: RICHARDSON KACY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S2 FSP= W18 S12 E18N12$ S12 W30 S24 E30 FSP= S15 E6 N15 W6$ E6 FGR= S15 E20 N23 W20 S8$ N8 E20 N30$.

LAND DESCRIPTION

TOTAL OB/XF 12,530

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/29/2025 BY TP Total Acres: 5.20 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS

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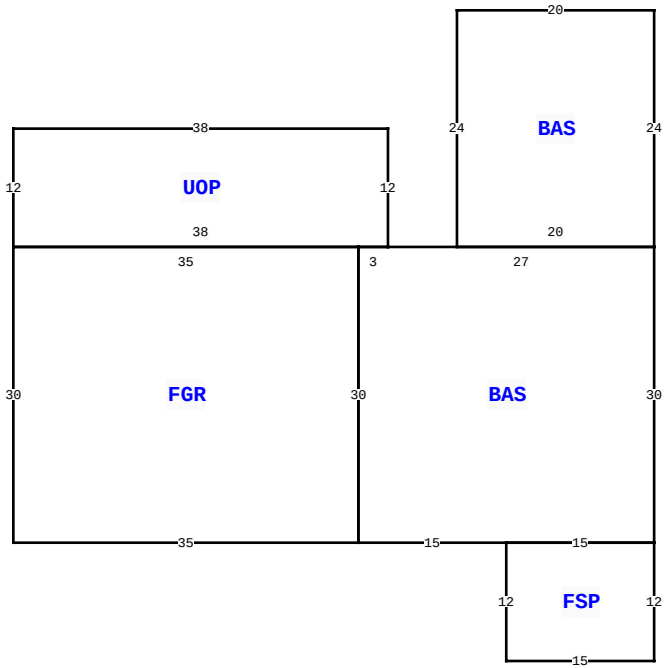
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Air Condition	03	CENTRAL 100
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Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
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	480	100		480	38,395
BAS	900	100		900	71,990
FGR	1,050	55		578	46,234
FSP	180	40		72	5,759
UOP	456	20		91	7,279
TOTALS	3,066			2,121	169,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,121	111.8700	123.06	261,010	1991	1991	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2026 Heated Area: 1380 HX Base Yr 2027



523 NW BRINKLEY TER, LAKE CITY

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COLUMBIA COUNTY PROPERTY

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GRANTOR: NEAL BRUCE						
GRANTEE: RICHARDSON KACY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W35 S30 E35 N30$ BAS= S30 E15 FSP= S12 E15 N12W15$ E15 N30 BAS= N24 W20 S24 E20$ W27 UOP= N12 W38 S12 E38$ W3$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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