LOT 44 ROLLING OAKS S/D.

712-705, 862-826, DC 910-2078, 9

MUTTER JOHN ERIC
763 NW BRINKLEY TER
LAKE CITY, FL 32055

2026

09-3S-16-02049-144

BUILDING CHARACTERISTICS

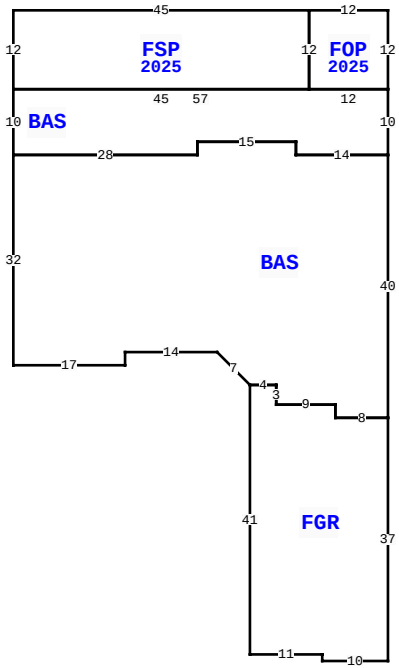
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	540	100		540	67,064
BAS	1,959	100		1,959	243,295
FGR	804	55		442	54,894
FOP	144	30	2025	43	5,340
FSP	540	40	2025	216	26,826
TOTALS	3,987			3,200	397,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,200	116.7201	130.73	418,336	2001	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2025 Heated Area: 2499 HX Base Yr 2025



763 NW BRINKLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	397,419
TOTAL MARKET OB/XF VALUE	25,218
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	477,637
SOH/AGL Deduction	0
ASSESSED VALUE	477,637
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	426,226
TOTAL JUST VALUE	477,637
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	477,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041744	Roof Replacement	16,800	04/15/2021
38597	RECONNECT	75	09/12/2019
17953	SFR	391	02/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/1480	7/19/2024	WD	Q	I	01	657,000
GRANTOR: PARK JAMES T						
GRANTEE: MUTTER JOHN ERIC						
1394/0347	8/26/2019	TD	U	I	18	220,000
GRANTOR: GORDON P JONES TRUSTE						
GRANTEE: JAMES T & RHONDA PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 N2 W15 S2 W28 S32 E17 N2 E14 D5R5 E4 S3 E9 S2 E8 N40 $
FGR=[ORIG=-21,35] S41 E11 S1 E10 N37 W8 N2 W9 N3 W4 $
BAS=[ORIG=0,0] N10 W57 S10 E28 N2 E15 S2 E14 $
FSP=[YR=2025;ORIG=-57,-10] N12 E45 S12 W45 $
FOP=[YR=2025;ORIG=-12,-10] N12 E12 S12 W12 $
.

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	0120	CLFENCE 4	0	100	0	0	390.00	UT	2.50	2.50	100	2001	2001	3	100	975	
2	0294	SHED WOOD/	0	100	10	16	160.00	UT	5.50	5.50	100	2001	2001	3	100	880	
3	0166	CONC,PAVMT	0	100	0	0	2,742.00	UT	1.50	1.50	100	2001	2001	3	100	4,113	
4	0031	BARN,MT AE	0	100	25	30	750.00	UT	15.00	15.00	100	2008	2008	3	100	11,250	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 25,218

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 09/20/2024 BY TP Total Acres: 5.29 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 06/22/2026 BY SYS