

N 273.96 FT OF S 1369.84 FT OF S  
LIES E OF JAN RD.

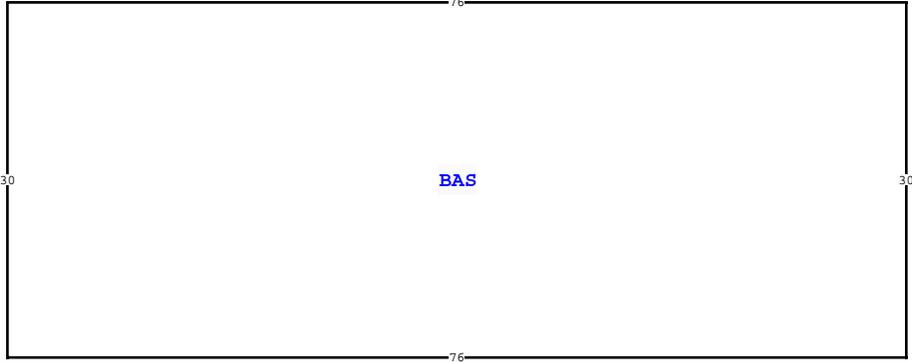
BROWN EARL T  
331 NW JAN CT  
LAKE CITY, FL 32055

2026

10-3S-16-02054-021

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	04	04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
TOTALS	2,280		59,207

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2019								
				Heated Area: 2280			HX Base Yr	2019			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		59,207	
TOTAL MARKET OB/XF VALUE		11,300	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		82,507	
SOH/AGL Deduction		25,646	
ASSESSED VALUE		56,861	
TOTAL EXEMPTION VALUE	HX HB	31,861	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		82,507	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		80,007	
BLDG:1:1: HOMES OF MERIT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27429	M H	653	10/16/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1348/0318	11/14/2017	WD	Q	I	01	25,000
GRANTOR: DOMINIQUE LASHANDA &						
GRANTEE: EARL T BROWN						
1214/0235	5/04/2011	WD	U	I	11	100
GRANTOR: DOMINIQUE LASHANDA LA						
GRANTEE: DOMINIQUE LASHANDA						

EXTRA FEATURES		331 NW JAN CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0190	FPLC PF	1.00
2	9945	Well/Sept	7,000.00
3	0169	FENCE/WOOD	700.00
4	0070	CARPORT UF	1,200.00
5	0296	SHED METAL	1,200.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/07/2026	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S30 E76 N30\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							