BEG 1320.6 FT S & 702.36 FT E OF OF NW1/4, E 210 FT, N 210 FT, W TO POB.

BREWER LARRY A
6779 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

10-5S-16-03522-004

BUILDING CHARACTERISTICS

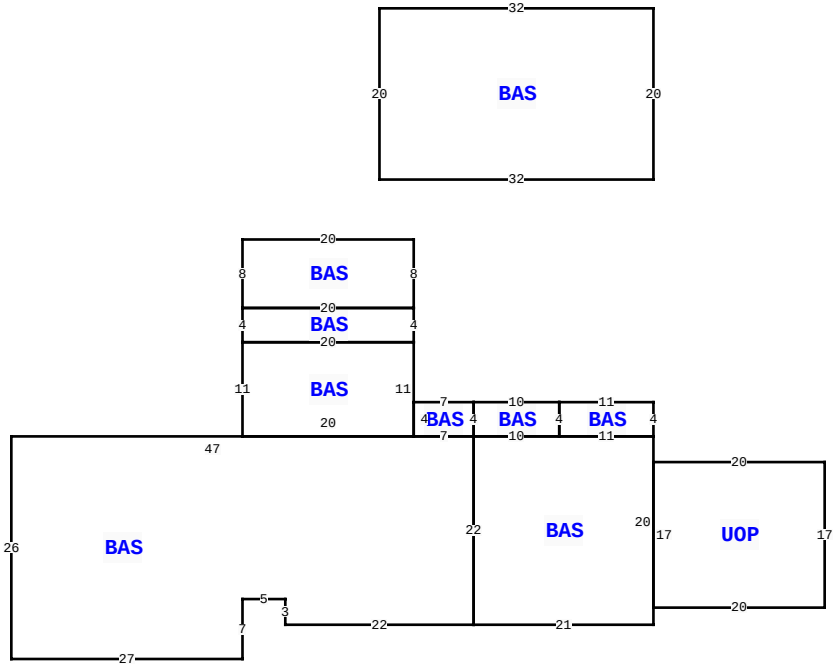
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	28	100		28	2,168
BAS	40	100		40	3,097
BAS	44	100		44	3,407
BAS	80	100		80	6,195
BAS	160	100		160	12,390
BAS	220	100		220	17,036
BAS	462	100		462	35,775
BAS	640	100		640	49,558
BAS	1,281	100		1,281	99,194
UOP	340	20		68	5,266
TOTALS	3,295			3,023	234,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,023	108.3000	119.13	360,130	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 2955 HX Base Yr 2000



6779 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	100	
2	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
3	0070	CARPORT UF	0	100	20	20	400.00	UT	2.50	2.50	50	2007	2007	3	50	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		234,084
TOTAL MARKET OB/XF VALUE		1,100
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		253,184
SOH/AGL Deduction		118,307
ASSESSED VALUE		134,877
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		78,466
TOTAL JUST VALUE		253,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,448

LAND:1:1: ACRE FRONTS HWY 240-NEAR COLUMBIA CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41074	REMODEL		12/29/2020
17292	REMODEL	115	08/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1960	1/19/2024	LE	U	I	14	100
GRANTOR: BREWER LARRY A						
GRANTEE: BREWER LARRY A (ENH						
1410/1892	4/27/2020	LE	U	I	14	100
GRANTOR: LARRY A BREWER & SALL						
GRANTEE: MICHAEL ANTHONY DEM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-21,0] W7 W47 S26 E27 N7 E5 S3 E22 N22 $
BAS=[ORIG=0,-30] N20 W32 S20 E32 $
BAS=[ORIG=0,0] W11 W10 S22 E21 N2 N20 $
UOP=[ORIG=0,20] E20 N17 W20 S17 $
BAS=[ORIG=-28,0] N11 W20 S11 E20 $
BAS=[ORIG=-28,-15] N8 W20 S8 E20 $
BAS=[ORIG=-28,-11] N4 W20 S4 E20 $
BAS=[ORIG=0,0] N4 W11 S4 E11 $
BAS=[ORIG=-11,0] N4 W10 S4 E10 $
BAS=[ORIG=-21,0] N4 W7 S4 E7 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	210.00	210.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 09/05/2019 BY BC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS