COMM NW COR SW1/4, S 73.83 FT TO ALONG R/W 1370.47 FT FOR POB, CO S 1301.67 FT, W 220.56 FT, N 129

**BROWN ARCHIE L/BROWN JESSICA R**
6676 SW COUNTY RD 240
LAKE CITY, FL 32024

**2027**

**10-5S-16-03525-000**

## BUILDING CHARACTERISTICS

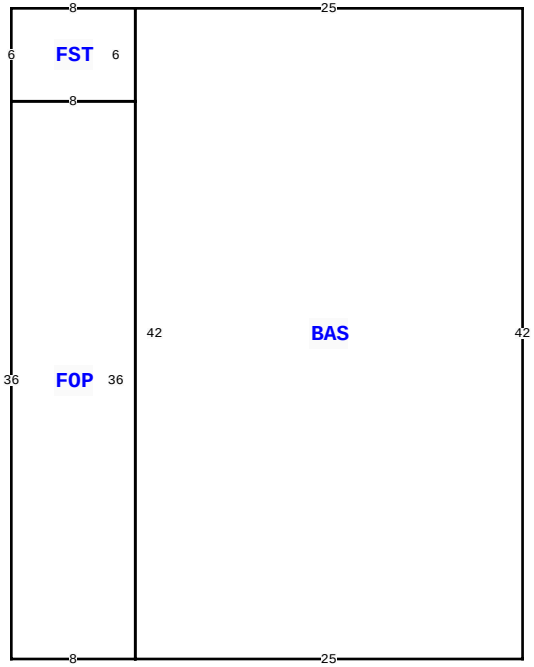
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,050 | 100 | | 1,050 | 130,063 |
| FOP | 288 | 30 | | 86 | 10,653 |
| FST | 48 | 55 | | 26 | 3,221 |
| TOTALS | 1,386 | | | 1,162 | 143,936 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,162 | 117.3000 | 129.03 | 149,933 | 2021 | 2021 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1050 HX Base Yr 2022




6676 SW COUNTY ROAD 240 , LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 143,936 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 76,700 |
| TOTAL MARKET VALUE | | 220,636 |
| SOH/AGL Deduction | | 27,994 |
| ASSESSED VALUE | | 192,642 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 141,231 |
| TOTAL JUST VALUE | | 220,636 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 223,257 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000040603 | New Residential C | 120,000 | 03/18/2021 |
| 40603 | SFR | 0 | 09/28/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1412/0860 | 5/23/2020 | WD | Q | V | 01 | 68,000 |
| GRANTOR: JOHNNY L & KAREN E MA | | | | | | |
| GRANTEE: ARCHIE L & JESSICA | | | | | | |
| 1211/0154 | 3/09/2011 | WD | U | V | 40 | 68,000 |
| GRANTOR: PAUL M & CECEILA F CA | | | | | | |
| GRANTEE: JOHNNY L & KAREN E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=15,11] E25 S42 W25 N42 $
FST=[ORIG=7,11] E8 S6 W8 N6 $
FOP=[ORIG=7,17] E8 S36 W8 N36 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 7.67 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 76,700 | | | | | | | |

REVIEW DATE 12/01/2021 BY HC Total Acres: 7.67 Total Land Value: 76,700 Market: 0 Agricultural: 0 Common: 76,700 PRINTED 11/17/2026 BY SYS