BLOCK 71, COLUMBIA CITY.

956-1715, DC 1011-1799.

BROWN DEBRA C
321 NW 21ST LANE, APT 94
GAINESVILLE, FL 32609

2026

10-5S-16-03548-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

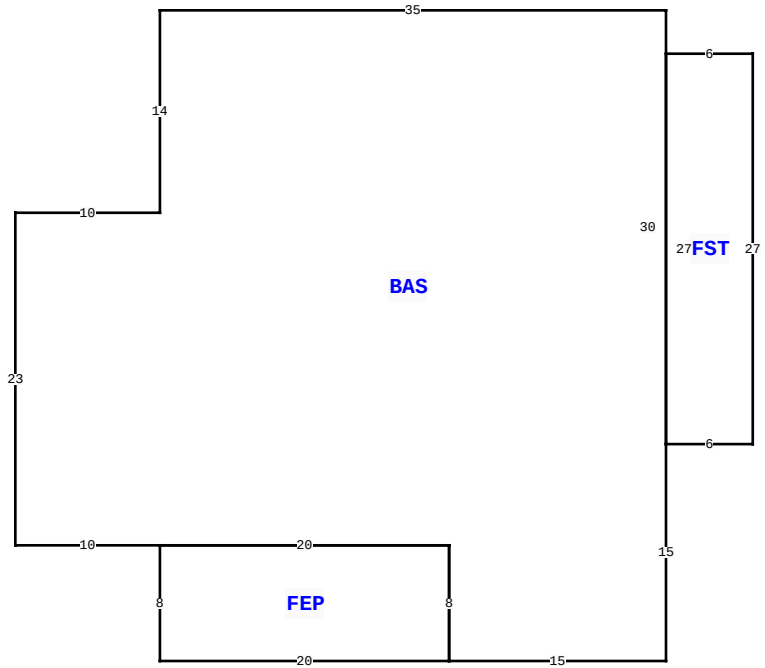
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,645	100		1,645	66,978
FEP	160	80		128	5,212
FST	162	55		89	3,624
TOTALS	1,967			1,862	75,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,862	54.9450	62.64	116,636	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1645 HX Base Yr



382 SW WINGATE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	75,813
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	94,013
SOH/AGL Deduction	0
ASSESSED VALUE	94,013
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,013
TOTAL JUST VALUE	94,013
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,682

LAND:1:2: WHICH IS LOCATED ON BLOCK 71.

LAND:1:1: BLOCK 71 COLUMBIA CITY - DEBRA GETS HOUS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0956/1715	10/16/2001	QC	Q	I	06	100

GRANTOR: REBECCA E CURINGTON

GRANTEE: DEBRA C BROWN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S14 W10 S23 E10 FEP= S8 E20 N8 W20$ E20 S8 E15 N15
FST= E6 N27 W6 S27$ N30$.

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	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0		A-1	0.00	0.00	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 05/08/2026 BY SYS