COMM NW COR OF SE1/4 OF SE1/4, R
TO POB, CONT S 191.27 FT, E 595.
N 373.96 FT, THENCE W 292.17 FT,

MORROW BRYAN B JR/MORROW TERRI L
2603 SW BRIM ST
LAKE CITY, FL 32024

2027

11-4S-15-00343-004

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	12	HARDWOOD 90
Interior Floo	14	CARPET 10
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	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

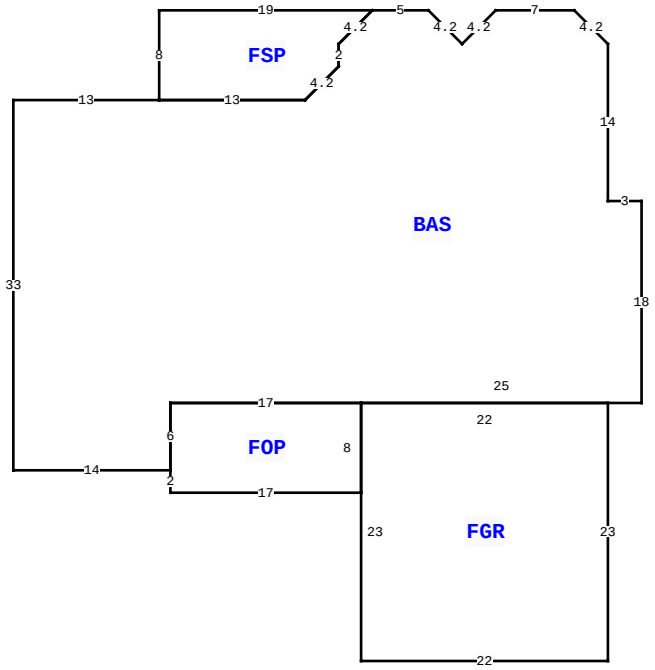
NEIGHBORHOOD/LOC 11415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100		1,748	202,027
FGR	506	55		278	32,130
FOP	136	30		41	4,738
FSP	128	40		51	5,894
TOTALS	2,518			2,118	244,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,118	131.3334	144.47	305,987	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2018 Heated Area: 1748 HX Base Yr



2603 SW BRIM ST, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/22/2026 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	0	0	0	527.00	UT	2.50	2.50	100	2005	2005	3	100	1,318	
2	0294	SHED WOOD/	0	0	14	32	448.00	UT	11.00	11.00	100	2010	2010	3	100	4,928	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	244,790
TOTAL MARKET OB/XF VALUE	9,246
TOTAL LAND VALUE - MARKET	77,900
TOTAL MARKET VALUE	331,936
SOH/AGL Deduction	27,695
ASSESSED VALUE	304,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,241
TOTAL JUST VALUE	331,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28647	STORAGE	119	06/11/2010
22625	SFR	545	12/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/1582	1/25/2023	QC	U	I	11	0
GRANTOR: MORROW BRYAN B JR						
GRANTEE: MORROW BRYAN B JR						
1028/2175	10/15/2004	WD	Q	V		41,000
GRANTOR: ROBERT F GODBOLD						
GRANTEE: BRYN B & KAREN L MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S33 E14 FOP= S2 E17 N8 W17 S6$ N6 E17 FGR= S23 E22 N23 W22$ E25 N18 W3 N14 L3 U3 W7 D3 L3 L3 U3 W5 FSP= W19 S8 E13 R3 U3 N2 R3 U3 $ D3 L3 S2 D3 L3 W13$.

LAND DESCRIPTION

TOTAL OB/XF 9,246

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	7.79	AC		1.00	1.00	1.00	10,000.00	10,000.00	77,900							

REVIEW DATE 04/25/2024 BY JB Total Acres: 7.79 Total Land Value: 77,900 Market: 0 Agricultural: 0 Common: 77,900 PRINTED 11/17/2026 BY SYS