

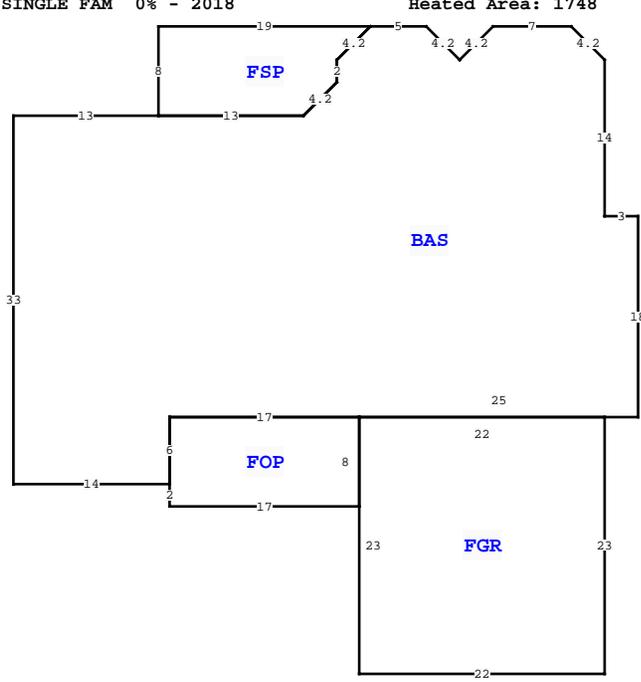
COMM NW COR OF SE1/4 OF SE1/4, R
TO POB, CONT S 191.27 FT, E 595.
N 373.96 FT, THENCE W 292.17 FT,

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

2026

11-4S-15-00343-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,748	100	
FGR	506	55	
FOP	136	30	
FSP	128	40	
TOTALS	2,518		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2018									Heated Area: 1748	
HX Base Yr													
													
BLD DATE							LGL DATE						
XF DATE							LAND DATE	04/22/2026	MLU				
INC DATE							AG DATE						

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			253,686	
TOTAL MARKET OB/XF VALUE			9,246	
TOTAL LAND VALUE - MARKET			77,900	
TOTAL MARKET VALUE			340,832	
SOH/AGL Deduction			64,249	
ASSESSED VALUE			276,583	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			276,583	
TOTAL JUST VALUE			340,832	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			331,701	

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 GOBOLD						
GRANTEE: BRYN B & KAREN L MO						

EXTRA FEATURES																	
L N	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	

TOTAL OB/XF														9,246
2603 SW BRIM ST, LAKE CITY														

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										
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	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							