

COMM AT THE SE COR OF LOT 1
 WILSON PLACE S/D RUN N ALONG
 THE E LINE OF LOT 846.03 FT,

BROWN LYNWOOD L/BROWN REBECCA D
 602 SW ROSE CREEK DR
 LAKE CITY, FL 32024

2026

11-5S-16-03567-001


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 33,480 TOTAL MARKET VALUE 1,042 SOH/AGL Deduction 0 ASSESSED VALUE 1,042 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,042 TOTAL JUST VALUE 33,480 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 24,180											
DOR CODE 6200 PASTURE CLS33																															
MAP NUM MKT AREA 01																															
NEIGHBORHOOD/LOC 11516.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															PERMIT NUM DESCRIPTION AMT ISSUED 											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1109/0144 12/28/2006 QC Q V 01 100 GRANTOR: LEANNE B PHILPOT GRANTEE: LYNWOOD L & REBECCA 1109/0142 12/28/2006 QC Q V 01 100 GRANTOR: W TRAVIS & KRISTEN E GRANTEE: LYNWOOD L & REBECCA											
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.72	AC		1.00	1.00	1.00	280.00	280.00	1,042														
2	9910	M	MKT. VAL. AG	0			0.00	0.00	3.72	AC		1.00	1.00	1.00	9,000.00	9,000.00	33,480														
REVIEW DATE 09/18/2019 BY BC Total Acres: 3.72 Total Land Value: 1,042 Market: 33,480 Agricultural: 1,042 Common: 0 PRINTED 05/08/2026 BY SYS																															