AKA PART OF LOT 3 BROOKWOOD UNR
W1/2 OF SE1/4 OF NW1/4 OF NW1/4.

WELLS JAMES A AND CHRISTY NICOLE WELLS JOINT LIVIN
138 SW BRIARWOOD GLN
LAKE CITY, FL 32024

2027

11-5S-16-03569-001

BUILDING CHARACTERISTICS

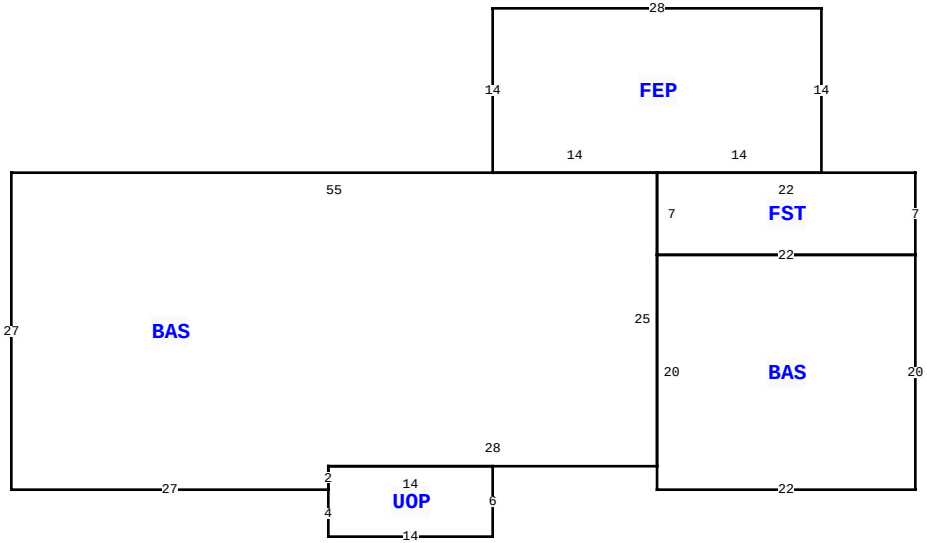
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 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	11516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	35,086
BAS	1,429	100		1,429	113,952
FEP	392	80		314	25,039
FST	154	55		85	6,778
UOP	84	20		17	1,356
TOTALS	2,499			2,285	182,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,285	111.5240	122.68	280,324	1973	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1869 HX Base Yr 2006



138 SW BRIARWOOD GLN, 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	0210	GARAGE U	0	100	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH,USP	0	100	10	24	240.00	UT	3.00	3.00	75	1993	1993	3	75	540	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
6	0080	DECKING	0	100	0	0	1.00	UT	700.00	700.00	50	2009	2009	3	50	350	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,211
TOTAL MARKET OB/XF VALUE		14,190
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		256,401
SOH/AGL Deduction		90,218
ASSESSED VALUE		166,183
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,772
TOTAL JUST VALUE		256,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,712

SALE:1:1: 5 ACRES WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054360	Electrical Servic		10/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/271	4/27/2026	WD	U	I	11	0
GRANTOR: WELLS JAMES A JR						
GRANTEE: WELLS JAMES A AND C						
1320/2694	8/24/2016	QC	U	I	11	100
GRANTOR: JAMES A WELLS JR & HE						
GRANTEE: JAMES A WELLS JR						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W22 BAS= W55 S27 E27 UOP= S4 E14 N6 W14 S2$ N2 E28
N25$FEP= E14 N14 W28 S14 E14$ S7 BAS= S20 E22N20 W22$E22 N7$.

LAND DESCRIPTION

TOTAL OB/XF 14,190

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		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 09/16/2019 BY BC Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS