(AKA PART OF LOT 3 BROOKWOOD UNR
E1/2 OF SE1/4 OF NW1/4 OF NW 1/4

WELLS JAMES A/WELLS CAROLYN D
168 SW BRIARWOOD GLN
LAKE CITY, FL 32024

2027

11-5S-16-03569-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

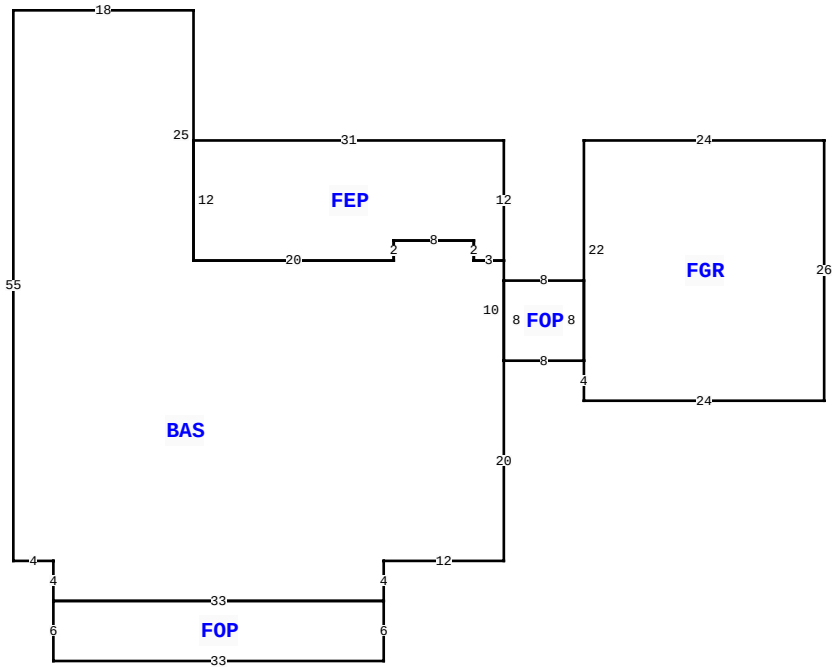
NEIGHBORHOOD/LOC 11516.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100		2,068	139,246
FEP	356	80		285	19,190
FGR	624	55		343	23,095
FOP	64	30		19	1,279
FOP	198	30		59	3,973
TOTALS	3,310			2,774	186,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,774	94.1760	103.59	287,359	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 2068 HX Base Yr 2007



168 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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0166	CONC,PAVMT	0	100	20	100	2,000.00	UT	1.50	1.50	50	1993	1993	3	50	1,500	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	50	2009	2009	3	50	1,000	
4	0070	CARPORT UF	0	100	25	24	600.00	UT	1.50	1.50	100	2009	2009	3	100	900	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		186,783
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		253,983
SOH/AGL Deduction		97,375
ASSESSED VALUE		156,608
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		100,197
TOTAL JUST VALUE		253,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,391

SALE:2:1: 5 ACRES VACANT LAND

SALE:1:1: 5 ACRES WITH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041843	Roof Replacement	37,720	05/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
476/636	8/30/2022	LE	U	I	14	100
GRANTOR: WELLS JAMES A						
GRANTEE: WELLS JAMES A (ENH						
1089/2036	7/07/2006	WD	Q	I		175,000
GRANTOR: BOSTWICK						
GRANTEE: WELLS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S55 E4 S4 FOP= S6 E33 N6 W33$ E33 N4 E12 N20 FOP= E8 FGR= S4 E24 N26 W24 S22$ N8 W8 S8$ N10 FEP= N12 W31 S12 E20 N2 E8 S2 E3$ W3 N2 W8 S2 W20 N25$.

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	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 06/21/2021 BY JS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS