LOT 5 BLOCK B OAKHAVEN S/D UNIT

ORB 831-2466,854-1911, 959-269,Q

BRECHEEN CONNIE S
152 NW WILDFLOWER LN
LAKE CITY, FL 32055

2027

12-3S-15-00167-212

BUILDING CHARACTERISTICS

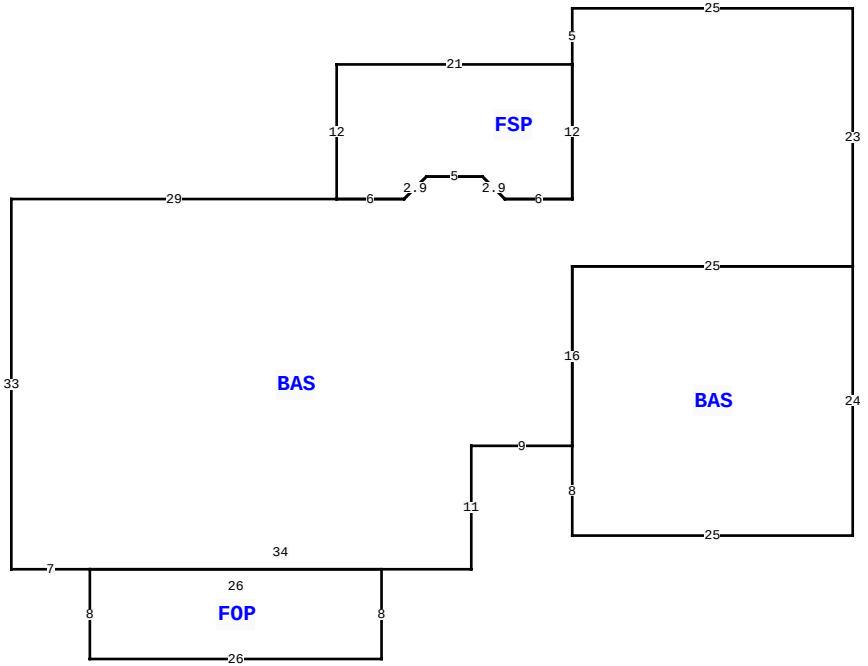
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	12315.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	57,750
BAS	2,140	100		2,140	205,974
FOP	208	30		62	5,967
FSP	238	40		95	9,144
TOTALS	3,186			2,897	278,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,897	121.5313	133.68	387,271	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2003 Heated Area: 2740 HX Base Yr 2003



152 NW WILDFLOWER LN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		287,714
TOTAL MARKET OB/XF VALUE		29,770
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		377,484
SOH/AGL Deduction		117,910
ASSESSED VALUE		259,574
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,163
TOTAL JUST VALUE		377,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055119	Solar Power Syste	27,768	02/26/2026
000042705	Roof Replacement	30,417	09/08/2021
16598	POOL	185	02/14/2000
11966	SFR	330	12/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/0592	2/18/2014	QC	U	I	11	0
GRANTOR: CONNIE S BRECHEEN F/K						
GRANTEE: CONNIE S BRECHEEN						
0959/0269	7/31/2002	WD	Q	I		220,000
GRANTOR: MICHAEL & SUSAN BROWN						
GRANTEE: CONNIE F SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S33 E7 FOP= S8 E26 N8 W26$ E34 N11 E9 BAS= S8 E25 N24 W25 S16$ N16 E25 N23 W25 S5 FSP= W21 S12 E6 U2 R2 E5 R2 D2 E6 N12$ S12 W6 U2 L2 W5 L2 D2 W6$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	865.00	UT	1.50	1.50	100	1997	1997	3	100	1,298	
3	0280	POOL R/CON	0	100	16	36	576.00	UT	70.00	70.00	100	2000	2000	3	40	16,128	
4	0282	POOL ENCL	0	100	40	50	2,000.00	UT	15.00	15.00	30	2000	2000	3	30	9,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
8	0252	LEAN-TO W/	0	100	14	24	336.00	UT	1.50	1.50	100	2016	2016	3	100	504	
9	0252	LEAN-TO W/	0	100	8	20	160.00	UT	1.50	1.50	100	2016	2016	3	100	240	

LAND DESCRIPTION

TOTAL OB/XF 29,770

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/21/2022 BY JS Total Acres: 4.15 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS

LOT 5 BLOCK B OAKHAVEN S/D UNIT
ORB 831-2466,854-1911, 959-269,Q

BRECHEEN CONNIE S
152 NW WILDFLOWER LN
LAKE CITY, FL 32055

2027

12-3S-15-00167-212

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

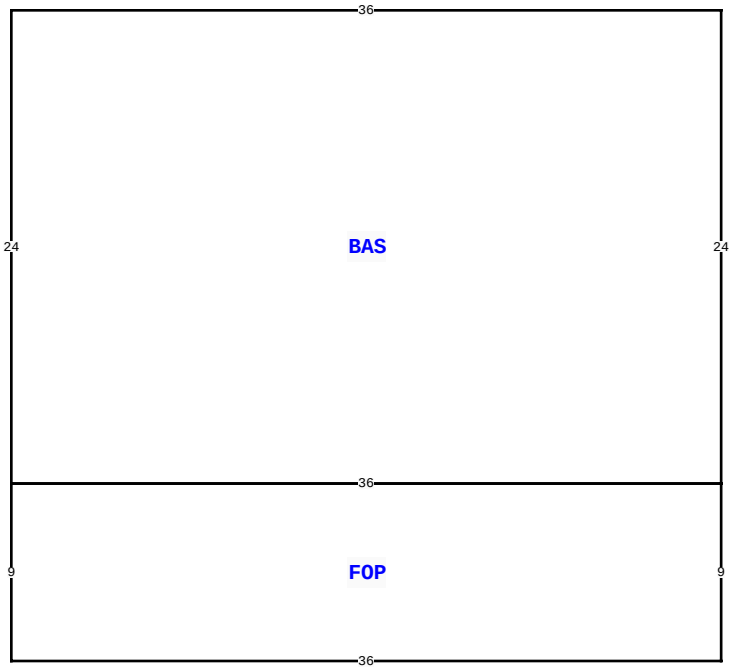
NEIGHBORHOOD/LOC 12315.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	7,984
FOP	324	30		97	896
TOTALS	1,188			961	8,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	961	55.0000	15.40	14,799	1997	1997	0	0	0	40.00	60.00

2 BARNS 0% - 2003 Heated Area: 864 HX Base Yr 2003



152 NW WILDFLOWER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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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

COLUMBIA COUNTY PROPERTY

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0959/0269	7/31/2002	WD	Q	I		220,000
GRANTOR: MICHAEL & SUSAN BROWN						
GRANTEE: CONNIE F SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 FOP= S9 E36 N9 W36$ E36 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/21/2022 BY JS Total Acres: 4.15 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS