

COMM SW COR OF NW1/4 OF SE1/4, R
176.82 FT FOR POB, CONT S 197.75
FT, NE 202.92 FT, E 222.59 FT TO

TRUESDELL RONALD/TRUESDELL WENDY
133 SW BROTHERS LN
LAKE CITY, FL 32025

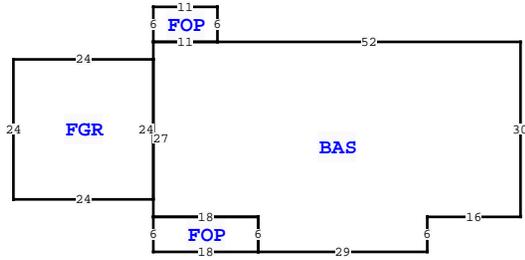
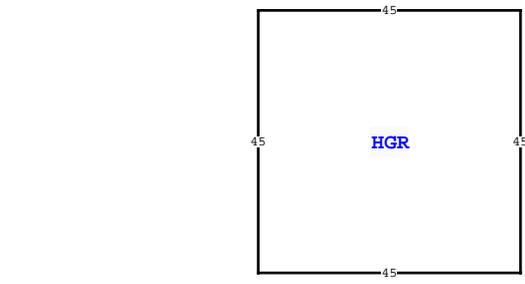
2026

12-4S-16-02941-003



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 Floor	15	HARDTILE	90
Interior Floor	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 Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,064	100	
FGR	576	55	
FOP	66	30	
FOP	108	30	
HGR	2,025	45	
TOTALS	4,839		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,344	128.6395	144.08	481,804	2001	2001	0	0	0	24.00	76.00		
1 SINGLE FAM 0% - 2026 Heated Area: 2064 HX Base Yr														



133 SW BROTHERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	2,693.00	UT	1.50	1.50	100	2001	2001	3	100	4,040	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			366,171
TOTAL MARKET OB/XF VALUE			4,040
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			405,211
SOH/AGL Deduction			0
ASSESSED VALUE			405,211
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			405,211
TOTAL JUST VALUE			405,211
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			410,029

SALE:1:1: VACANT PARCEL OF LAND ADJ LAND OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052262	Electrical Servic	0	02/06/2025
000042943	Remodel	15,243	10/12/2021
16954	PLANE HNGR	115	05/12/2000
16930	SFR	325	05/08/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/1101	12/22/2025	WD Q	Q	I	01	510,000

GRANTOR: JENNINGS DONNA KAY
GRANTEE: TRUESDELL RONALD
1546/134 7/25/2025 LE U I 14 100
GRANTOR: DONNA KAY JENNINGS AS
GRANTEE: JENNINGS DONNA KAY

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W52 FOP= N6 W11 S6 E11\$ W11 S3 FGR= W24 S24 E24 N24\$ S27
FOP= S6 E18 N6 W18\$ E18 S6 E29 N6 E16 N30\$ PTR= N30 HGR= N45
W45 S45 E45\$ S30\$.