

COMM NE COR OF SE1/4 OF NW1/4, W  
 RUN S 763.10 FT TO N R/W CR-240,  
 333.93 FT, N 752.93 FT, E 320 FT

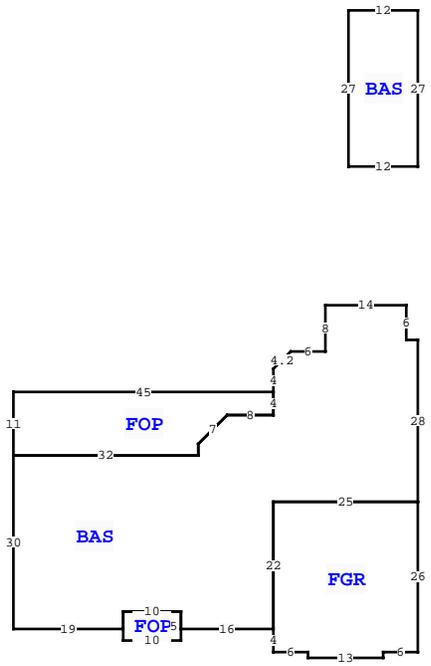
BROWN RAYMOND S/BROWN RHONDA E  
 4479 SW COUNTY ROAD 240  
 LAKE CITY, FL 32024

**2026**

12-5S-16-03589-018  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	15	HARDTILE	30
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	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	324	100	
BAS	2,160	100	
FGR	663	55	
FOP	50	30	
FOP	417	30	
TOTALS	3,614		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2021									Heated Area: 2484	HX Base Yr 2021



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			317,796	
TOTAL MARKET OB/XF VALUE			11,696	
TOTAL LAND VALUE - MARKET			67,560	
TOTAL MARKET VALUE			397,052	
SOH/AGL Deduction			168,666	
ASSESSED VALUE			228,386	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			176,975	
TOTAL JUST VALUE			397,052	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			389,853	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046819	Storage Building	8,661	03/24/2023
29162	MAINT/ALTR	25	02/03/2011
19969	SFR	375	09/17/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/1955	4/06/2022	WD	Q	V	03	42,000
GRANTOR: ROCHE JACOB MATTHEW						
GRANTEE: BROWN RAYMOND S						
1419/0221	9/02/2020	WD	Q	I	01	295,000
GRANTOR: JOSEPH & LISA ROCHE						
GRANTEE: RAYMOND S & RHONDA						

EXTRA FEATURES														4479 SW COUNTY ROAD 240 , LAKE CITY		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/22/2026	MLU
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	100	0	0	948.00	UT	2.00	2.00	100	2003	2003	3	100	1,896							
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100							
3	0030	BARN, MT	0	100	0	0	1.00	UT	7,200.00	7,200.00	100	2024	2023		100	7,200							
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W2 N6 W14 S8 W6 D3 L3 S4 FOP= W45 S11 E32 N2 R5 U5 E8 N4\$ S4 W8 D5 L5 S2 W32 S30 E19 FOP= S2 E10 N5 W10 S3\$ N3 E10 S3 E16 FGR= S4 E6 S1 E13 N1 E6 N26 W25 S22 \$ N22 E25 N28\$ PTR= N30 BAS= N27 W12 S27 E12\$ S30\$.

LAND DESCRIPTION																	TOTAL OB/XF										11,696				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.78	AC		1.00	1.00	1.00	12,000.00	12,000.00	33,360														
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.85	AC		1.00	1.00	1.00	12,000.00	12,000.00	34,200														