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

**2027**

**12-5S-16-03589-018**

## BUILDING CHARACTERISTICS

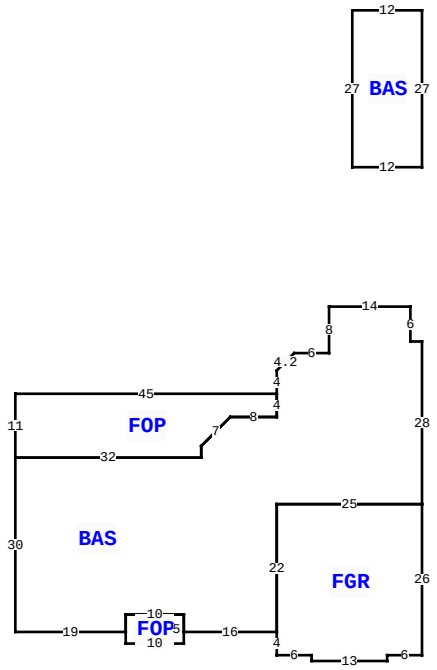
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 324 | 100 | | 324 | 33,240 |
| BAS | 2,160 | 100 | | 2,160 | 221,602 |
| FGR | 663 | 55 | | 365 | 37,446 |
| FOP | 50 | 30 | | 15 | 1,539 |
| FOP | 417 | 30 | | 125 | 12,824 |
| TOTALS | 3,614 | | | 2,989 | 306,652 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,989 | 119.5719 | 131.53 | 393,143 | 2003 | 2003 | 0 | 0 | 0 | 22.00 | 78.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 2484 HX Base Yr 2021




4479 SW COUNTY ROAD 240 , LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 306,652 |
| TOTAL MARKET OB/XF VALUE | 11,696 |
| TOTAL LAND VALUE - MARKET | 67,560 |
| TOTAL MARKET VALUE | 385,908 |
| SOH/AGL Deduction | 151,696 |
| ASSESSED VALUE | 234,212 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 182,801 |
| TOTAL JUST VALUE | 385,908 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 391,480 |

| 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 | | | | | | |

## 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$.

## 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 | 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 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,696

| 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 | 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 | | | | | | | |

REVIEW DATE 08/14/2023 BY JB Total Acres: 5.63 Total Land Value: 67,560 Market: 0 Agricultural: 0 Common: 67,560 PRINTED 11/17/2026 BY SYS