N1/2 OF NE1/4 OF NE1/4 OF NW1/4
SF FOR ADD'L R/W FOR BRIM ST IN

CRAWFORD ISSAC/CRAWFORD MINDY
1900 SW BRIM ST
LAKE CITY, FL 32024

2027

13-4S-15-00353-001

BUILDING CHARACTERISTICS

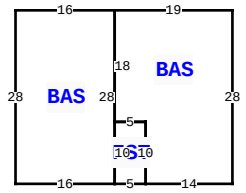
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	13415.00	1.00/

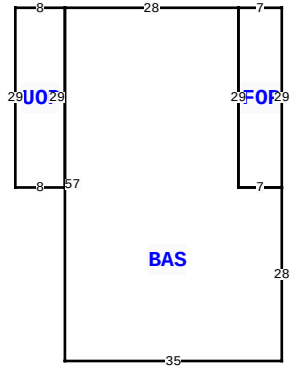
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100		448	45,802
BAS	482	100		482	49,279
BAS	1,792	100		1,792	183,210
FOP	203	30		61	6,237
FST	50	55		28	2,862
UOP	232	20		46	4,703
TOTALS	3,207			2,857	292,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,857	110.8222	121.90	348,268	1986	2010	0	0	0	16.13	83.87

1 SINGLE FAM 100% - 2024 Heated Area: 2722 HX Base Yr 2024





1900 SW BRIM ST, 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0296	SHED METAL	0	100	12	24	288.00	UT	7.00	7.00	100	2005	2005	3	100	2,016	
3	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2005	2005	3	100	1,800	
4	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2005	2005	3	100	2,750	
5	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2014	2014	3	76	27,238	
6	0282	POOL ENCL	0	100	0	0	842.00	UT	15.00	15.00	100	2014	2014	3	45	5,684	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,400	
8	0031	BARN,MT AE	0	100	28	46	1,288.00	UT	11.00	11.00	100	2016	2016	3	100	14,168	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 57,256

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	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 12/03/2024 BY KS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		292,092
TOTAL MARKET OB/XF VALUE		57,256
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		409,348
SOH/AGL Deduction		0
ASSESSED VALUE		409,348
TOTAL EXEMPTION VALUE	HX HB 13	409,348
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		409,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32275	POOL	180	09/09/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	/ V I	/ RSN CD	SALE PRICE
1484/1251	2/02/2023	WD	Q	I	01	430,000
GRANTOR: ZHAO SICHEN						
GRANTEE: CRAWFORD ISSAC						
1419/0693	9/09/2020	WD	Q	I	01	344,900
GRANTOR: JAMES G & CONSTANCE M						
GRANTEE: SICHEN ZHAO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S57 E35 N28 W7 N29 $
BAS=[ORIG=0,-20] N28 W19 S18 E5 S10 E14 $
BAS=[ORIG=-19,-48] W16 S28 E16 N28 $
UOP=[ORIG=-28,0] W8 S29 E8 N29 $
FOP=[ORIG=7,29] N29 W7 S29 E7 $
FST=[ORIG=-19,-30] S10 E5 N10 W5 $
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