E1/4 OF NW1/4 OF NW1/4 EX .10 AC
ORB 1274-604 FOR ADD'L R/W ON BR

LUSSIER GREGORY J/LUSSIER BARBARA S
2178 SW BRIM ST
LAKE CITY, FL 32024

2027

13-4S-15-00353-002

BUILDING CHARACTERISTICS

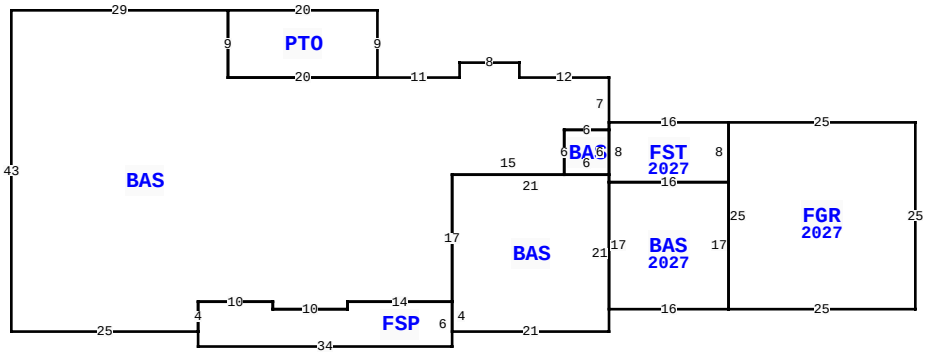
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	01	NONE 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	5000	IMPROVED AG
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	36	100		36	2,974
BAS	441	100		441	36,425
BAS	2,394	100		2,394	197,734
BAS	272	100	2027	272	22,466
FGR	625	55	2027	344	28,413
FSP	194	40		78	6,442
FST	128	55	2027	70	5,782
PTO	180	5		9	744
TOTALS	4,270			3,644	300,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,644	115.5200	127.07	463,043	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3143 HX Base Yr



2178 SW BRIM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1986	1986	3	100	1,200	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0282	POOL ENCL	0	100	0	0	1,509.00	UT	15.00	15.00	100	2003	2003	3	40	9,054	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	300,978
TOTAL MARKET OB/XF VALUE	28,690
TOTAL LAND VALUE - MARKET	94,050
TOTAL MARKET VALUE	343,128
SOH/AGL Deduction	105,473
ASSESSED VALUE	237,655
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	181,244
TOTAL JUST VALUE	423,718
NCON VALUE	56,661
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,019

SALE:1:1: 10 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054833	Additions	75,000	01/15/2026
000054687	Right-of-Way Acce		12/16/2025
20881	POOL ENCL	65	07/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0767/2139	11/25/1992	WD	Q	I		94,000
GRANTOR: FRANK I PERKINS						
GRANTEE: GREGORY LUSSIER						
0536/0214	4/01/1984	WD	Q	V	01	17,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W29 S43 E25 N4 E10 S1 E10 N1 E14 N17 E15 N6 E6 N7 W12 N2 W8 S2 W11 W20 N9 $
BAS=[ORIG=30,39] S4 E21 N21 W21 S17 $
BAS=[YR=2027;ORIG=51,23] E16 S17 W16 N17 $
FSP=[ORIG=-4,43] S2 E34 N6 W14 S1 W10 N1 W10 S4 $
PTO=[ORIG=20,9] N9 W20 S9 E20 $
FST=[YR=2027;ORIG=51,15] E16 S8 W16 N8 $
BAS=[ORIG=45,22] E6 N6 W6 S6 $
FGR=[YR=2027;ORIG=67,15] E25 S25 W25 N25 $
.

LAND DESCRIPTION

TOTAL OB/XF 28,690

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	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.90	AC		1.00	1.00	1.00	445.00	445.00	3,960							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.90	AC		1.00	1.00	1.00	9,500.00	9,500.00	84,550							

REVIEW DATE 09/02/2026 BY CM Total Acres: 9.90 Total Land Value: 13,460 Market: 84,550 Agricultural: 3,960 Common: 9,500 PRINTED 11/17/2026 BY SYS