

COMM SW COR OF SE1/4 OF SE1/4, R  
TO C/L CR-341, NE ALONG R/W 1447  
FT FOR POB, CONT W 687.31 FT, N

BROWN ALFREDA T/BROWN CARLOS  
3416 SW SISTERS WELCOME RD  
LAKE CITY, FL 32024

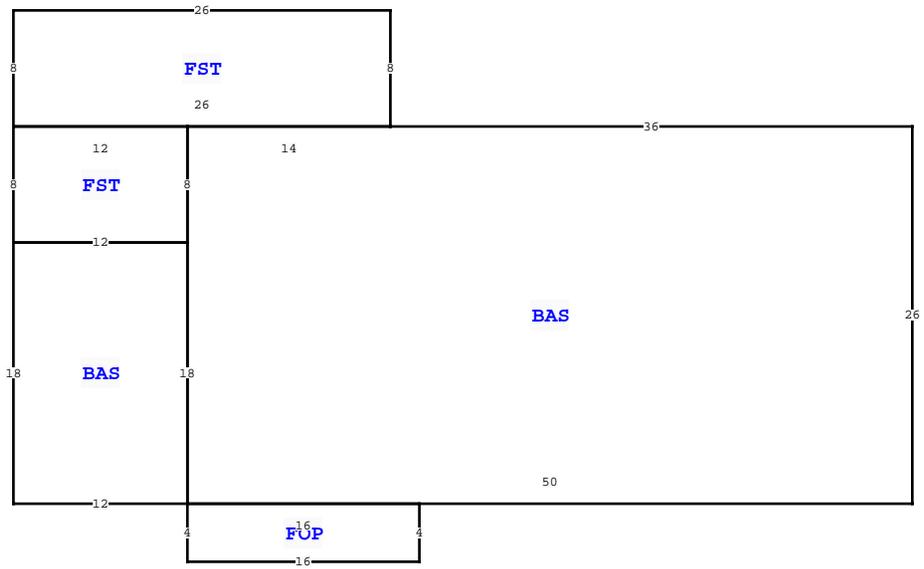
2026

14-4S-16-02964-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	15	05	CONC	BLOCK 80	
Exterior Wall	05	05	AVERAGE	20	
Roof Structure	03	03	GABLE/HIP	100	
Roof Cover	03	03	COMP SHNGL	100	
Interior Wall	05	06	DRYWALL	100	
Interior Floor	06	05	VINYL ASB	100	
Air Condition	03	03	CENTRAL	100	
Heating Type	04	04	AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			1	100	
Frame	01		NONE	100	
Stories	1.		1.	100	
Architectural Units	05		CONV	100	
Condition Adj	03		03	100	
Kitchen Adjus	01		01	100	
Quality	05		05		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	06	
NEIGHBORHOOD/LOC	14416.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	11,759
BAS	1,300	100		1,300	70,772
FOP	64	30		19	1,035
FST	96	55		53	2,886
FST	208	55		114	6,206
TOTALS	1,884			1,702	92,657

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2007									
				Heated Area:	1516			HX Base Yr	2007			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			92,657
TOTAL MARKET OB/XF VALUE			700
TOTAL LAND VALUE - MARKET			17,000
TOTAL MARKET VALUE			110,357
SOH/AGL Deduction			43,664
ASSESSED VALUE			66,693
TOTAL EXEMPTION VALUE	HX HB WX		46,693
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			110,357
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046914	Remodel	4,000	04/06/2023
000045851	Roof Replacement	13,000	11/03/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1204/0641	8/18/2010	WD	U	I	11	100
GRANTOR: ALFREDA BROWN (RESERV)						
GRANTEE: CARLOS BROWN, LAVON						
1198/2239	6/30/2010	WD	U	I	11	100
GRANTOR: ALFREDA BROWN (A SING)						
GRANTEE: ALFREDA BROWN ETAL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

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	0296	SHED METAL	0	100	10	14			5.00	100	1993	1993	3	100	700	

**BUILDING DIMENSIONS**  
BAS= W36 FST= N8 W26 S8 E26\$ W14 FST= W12 S8 E12 N8 S\$8 BAS= W12 S18 E12 N18\$ S18 FOP= S4 E16 N4 W16\$ E50 N26\$.

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	100		A-1	177.00	475.00	2.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	17,000							