COMM SE COR OF W1/2 OF NW1/4, N
50.10 FT TO W R/W OF KIRBY AVE F
609.86 FT, S 500 FT, E 609.86 FT

MILLER TRAVIS/MILLER CHRISTINA
123 SW THOMAS BROWN GLN
LAKE CITY, FL 32024

2027

14-4S-16-02977-004

BUILDING CHARACTERISTICS

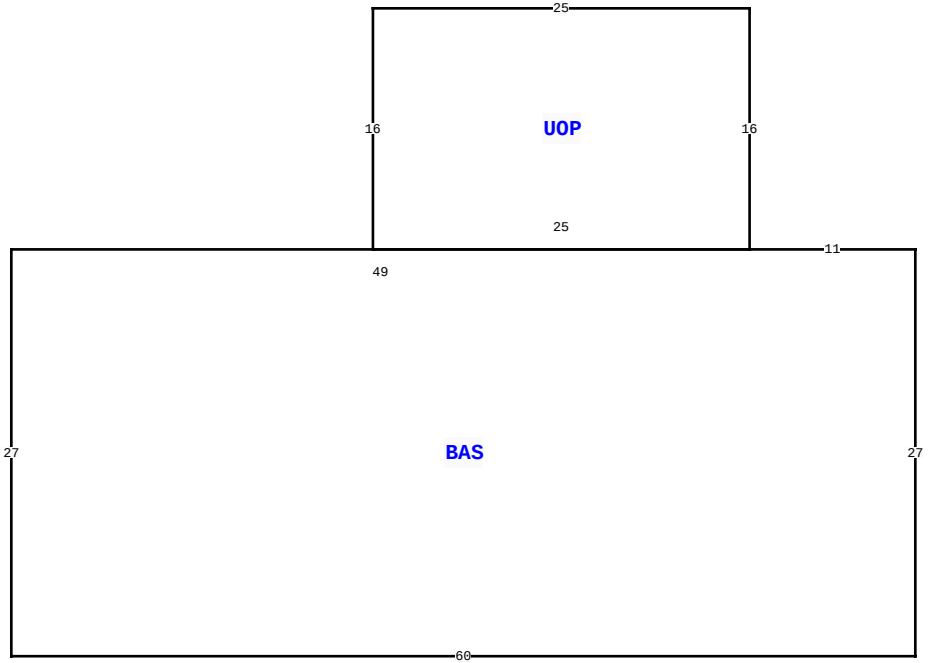
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,620	100		1,620	130,421
UOP	400	25		100	8,051
TOTALS	2,020			1,720	138,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,720	113.9000	105.93	182,200	2014	2014	0	0	0	24.00	76.00

1 MANUF 1 100% - 2014 Heated Area: 1620 HX Base Yr 2014



123 SW THOMAS BROWN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,472
TOTAL MARKET OB/XF VALUE	17,150
TOTAL LAND VALUE - MARKET	59,500
TOTAL MARKET VALUE	165,802
SOH/AGL Deduction	72,905
ASSESSED VALUE	92,897
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	41,486
TOTAL JUST VALUE	215,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045281	Roof Replacement	7,875	08/25/2022
31262	M H	462	07/19/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/1953	3/22/2013	WD	U	V	11	100

GRANTOR: THOMAS J BROWN

GRANTEE: TRAVIS & CHRISTINA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N16 W25 S16 E25$ W49 S27 E60 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0031	BARN,MT AE	0	100	25	30	750.00	UT	11.00	11.00	100	2019	2019	3	100	8,250	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,150

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	6200	A	PASTURE 3	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	280.00	280.00	1,680							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	51,000							

REVIEW DATE 12/02/2024 BY KS Total Acres: 7.00 Total Land Value: 10,180 Market: 51,000 Agricultural: 1,680 Common: 8,500 PRINTED 11/16/2026 BY SYS