NE1/4 OF NW1/4 OF SE1/4.

387-358-363, DC 986-961,

BROWN EARL E/BROWN RUTH
P O BOX 140088
GAINESVILLE, FL 32614-0088

2026

15-4S-16-02988-001

BUILDING CHARACTERISTICS

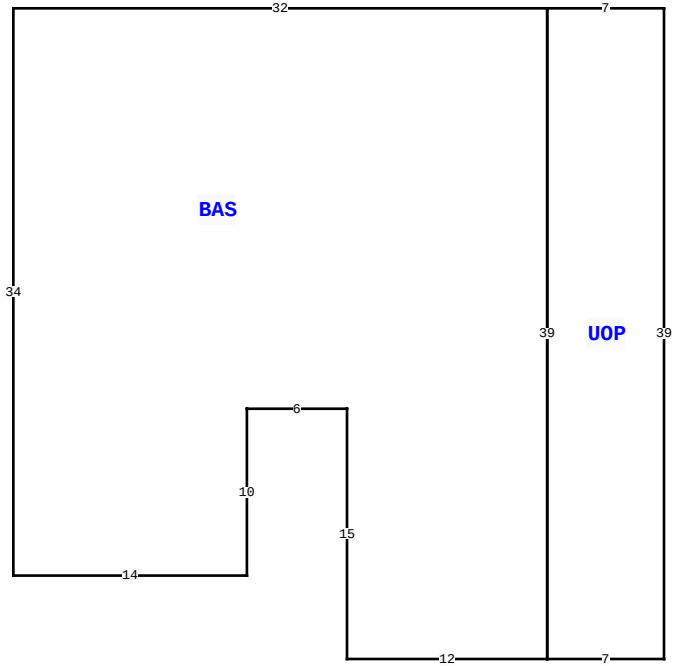
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100		1,088	80,473
UOP	273	20		55	4,068
TOTALS	1,361			1,143	84,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,143	101.6010	113.79	130,062	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1088 HX Base Yr



539 SW NURSERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0040	BARN,POLE	0	0	24	40	960.00	UT	2.50	2.50	40	1993	1993	3	40	960	
3	0120	CLFENCE 4	0	0	0	0	350.00	UT	4.50	4.50	40	1993	1993	3	40	630	
4	0255	MBL HOME S	0	0	19	54	540.00	UT	1.00	1.00	100	1993	1993	3	100	540	
5	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	50	1993	1993	3	50	240	
6	0294	SHED WOOD/	0	0	8	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	160	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	84,540
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	85,500
TOTAL MARKET VALUE	94,640
SOH/AGL Deduction	0
ASSESSED VALUE	94,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,640
TOTAL JUST VALUE	173,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S34 E14 N10 E6 S15 E12UOP= E7 N39 W7 S39$ N39$.

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,000							

REVIEW DATE 08/02/2024 BY KS Total Acres: 10.00 Total Land Value: 7,020 Market: 81,000 Agricultural: 2,520 Common: 4,500 PRINTED 06/10/2026 BY SYS