

COMM 367 FT S OF NW COR OF
 NW1/4 OF SW1/4, RUN E 25.01
 FT FOR POB, CONT E 271.70 FT,

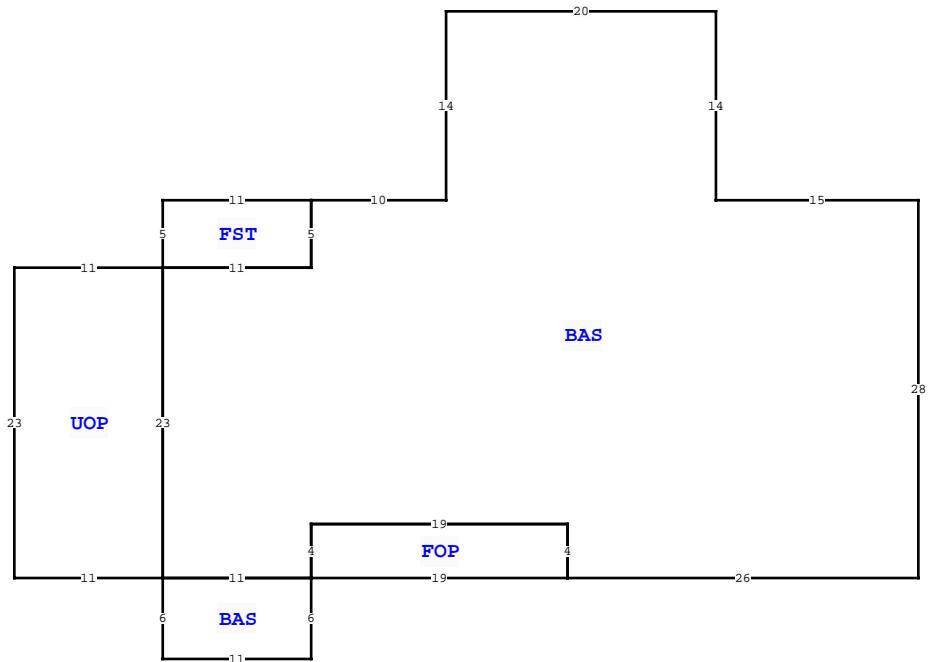
BROWN AARON
 1185 SW UPCHURCH AVE
 LAKE CITY, FL 32024

2026

15-4S-16-02994-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	66	100	
BAS	1,717	100	
FOP	76	30	
FST	55	55	
UOP	253	20	
TOTALS	2,167		1,887 183,771

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,887	116.9190	130.95	247,103	1974	2000		0	0	25.63	74.37		
1 SINGLE FAM 0% - 0 Heated Area: 1783 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			183,771
TOTAL MARKET OB/XF VALUE			22,116
TOTAL LAND VALUE - MARKET			9,315
TOTAL MARKET VALUE			215,202
SOH/AGL Deduction			0
ASSESSED VALUE			215,202
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			215,202
TOTAL JUST VALUE			215,202
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,747
LAND:1:1: FLOODS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053432	Roof Replacement	1,500	06/23/2025
000051539	Roof Replacement	8,000	11/18/2024
31053	MAINT/ALTR	0	05/20/2013
10022	PUMP/UTPOL	30	07/31/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/2397	4/27/2018	WD	Q	I	01	160,000
GRANTOR: SHARON G PHILLIPS						
GRANTEE: AARON BROWN						
0608/0504	12/01/1986	WD	Q	I		68,000
GRANTOR:						
GRANTEE:						

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	0280	POOL R/CON	0	0	16	32	UT	52.50	52.50	100	1974	1974	3	40	10,752	
2	0210	GARAGE U	0	0	24	24	UT	7.50	7.50	100	1995	1995	3	100	4,320	
3	0166	CONC,PAVMT	0	0	9	24	UT	1.50	1.50	100	1995	1995	3	100	324	
4	0180	FPLC 1STRY	0	0	0	0	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
5	0169	FENCE/WOOD	0	0	0	0	UT	400.00	400.00	100	2007	2007	3	100	400	
6	0282	POOL ENCL	0	0	24	40	UT	11.25	11.25	100	1980	1980	3	40	4,320	
TOTALS														22,116		

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	0		00	0.00	0.00	1.08	AC		1.00	1.00	0.75	11,500.00	8,625.00	9,315							