

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,

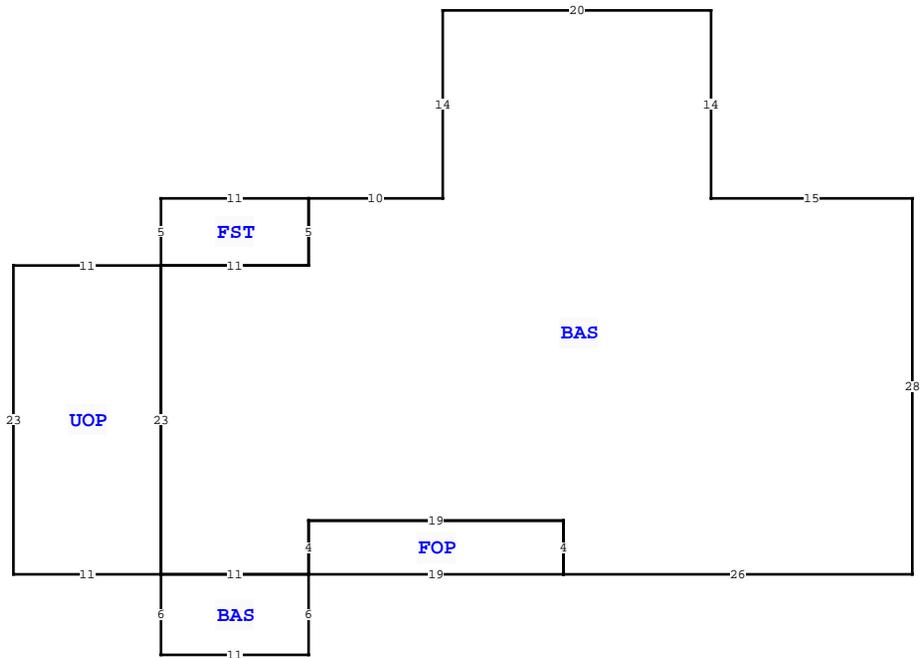
BROWN AARON  
 1185 SW UPCHURCH AVE  
 LAKE CITY, FL 32024

**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				PAGE 1 of 1	3	
VALUATION SUMMARY						
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:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W15 N14 W20 S14 W10 FST= W11 S5 E11 N5\$ S5 W11 UOP= W11 S23 E11 N23\$ S23 BAS= S6 E11 N6 W11\$ E11 FOP= E19 N4 W19 S4\$ N4 E19 S4E26 N28\$.						

EXTRA FEATURES														BLD DATE		LGL DATE	
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	512.00	UT	52.50	52.50	100	1974	1974	3	40	10,752	
2	0210	GARAGE U	0	0	24	24	576.00	UT	7.50	7.50	100	1995	1995	3	100	4,320	
3	0166	CONC,PAVMT	0	0	9	24	216.00	UT	1.50	1.50	100	1995	1995	3	100	324	
4	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	400.00	400.00	100	2007	2007	3	100	400	
6	0282	POOL ENCL	0	0	24	40	960.00	UT	11.25	11.25	100	1980	1980	3	40	4,320	
TOTALS														2,167		1,887 183,771	

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							