LOT 9 COUNTRY CREEK S/D.
391-276, 709-151, 732-906, WD 11

HOLLINGSWORTH LEVI
285 SE BREAM LOOP
LAKE CITY, FL 32025

2027

15-4S-17-08359-049

BUILDING CHARACTERISTICS

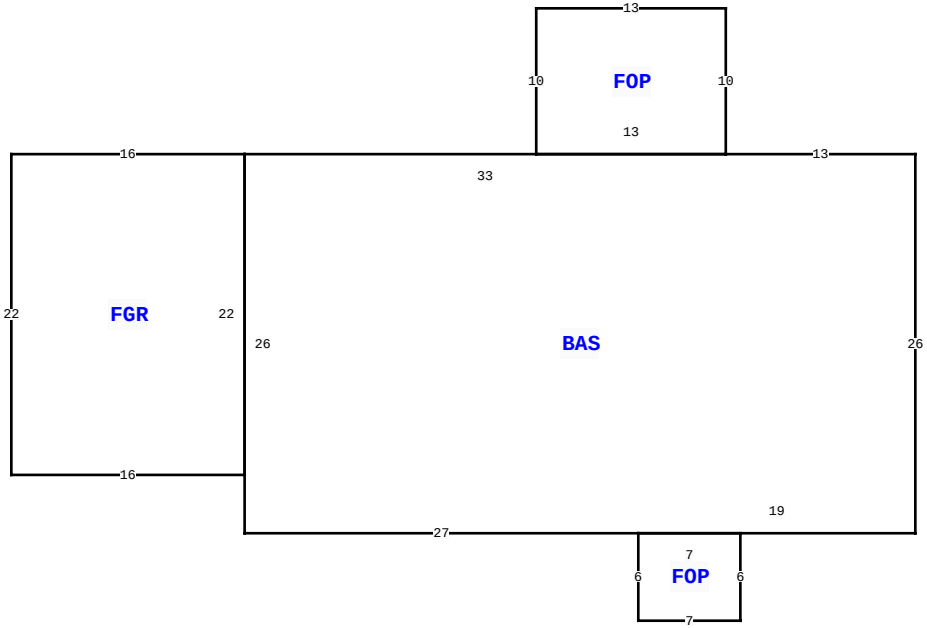
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		15417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	141,943
FGR	352	55		194	23,024
FOP	42	30		13	1,543
FOP	130	30		39	4,629
TOTALS	1,720			1,442	171,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,442	129.9900	142.99	206,192	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2020 Heated Area: 1196 HX Base Yr 2020



285 SE BREAM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	984.00	UT	3.00	3.00	100	2008	2008	3	100	2,952	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2027	2026		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		171,139
TOTAL MARKET OB/XF VALUE		4,552
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		198,191
SOH/AGL Deduction		53,415
ASSESSED VALUE		144,776
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,365
TOTAL JUST VALUE		198,191
NCON VALUE		1,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27113	SFR	531	06/24/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/812	7/08/2026	WD	Q	I	01	250,000
GRANTOR: CARR CHRISTINA J						
GRANTEE: HOLLINGSWORTH LEVI						
1383/1383	4/23/2019	WD	Q	I	01	148,500
GRANTOR: GREGORY & ASHLEY SUMM						
GRANTEE: CHRISTINA J CARR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N10 W13 S10 E13$ W33 FGR= W16 S22 E16 N22$ S26 E27 FOP= S6 E7 N6 W7$ E19 N26$.

LAND DESCRIPTION

TOTAL OB/XF 4,552

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 10/21/2026 BY TP Total Acres: 0.45 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS