LOTS 15 & 16 COUNTRY CREEK S/D
639-084, 757-1466,

ANDERSON ALICE D
191 SE BREAM LP
LAKE CITY, FL 32025

2026

15-4S-17-08359-055

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

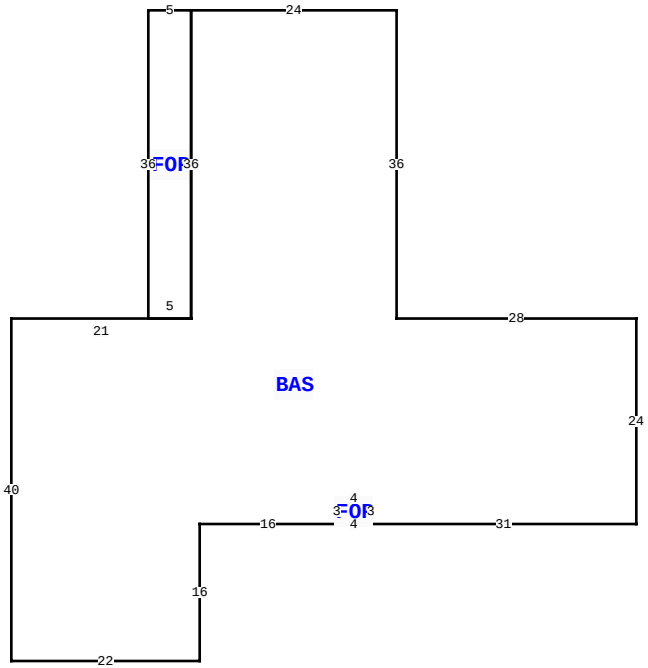
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	15417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,956	100		2,956	237,754
FOP	12	30		4	322
FOP	180	30		54	4,343
TOTALS	3,148			3,014	242,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,014	108.5430	123.74	372,952	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2956 HX Base Yr



191 SE BREAM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		242,419
TOTAL MARKET OB/XF VALUE		19,726
TOTAL LAND VALUE - MARKET		29,600
TOTAL MARKET VALUE		291,745
SOH/AGL Deduction		132,922
ASSESSED VALUE		158,823
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,412
TOTAL JUST VALUE		291,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052630	Roof Replacement	17,000	03/18/2025
000048662	Roof Replacement	25,225	11/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0757/1466	3/10/1992	WD	Q	I		91,500
GRANTOR: BARCIA-CALDERWOOD						
GRANTEE: ALICE ANDERSON						
0639/0084	12/09/1987	WD	Q	I		89,600
GRANTOR: SMITH TERRY S SR &						
GRANTEE: BARCIA BETTY JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N36 W24 FOP= W5 S36E5 N36$ S36 W21 S40 E22 N16 E16
FOP= E4 N3 W4 S3$ N3 E4 S3 E31 N24$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,090	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1984	1984	3	40	14,336	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 19,726

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	2.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	29,600							

REVIEW DATE 04/03/2025 BY jerry Total Acres: 0.98 Total Land Value: 29,600 Market: 0 Agricultural: 0 Common: 29,600 PRINTED 05/08/2026 BY SYS