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**

## BUILDING CHARACTERISTICS

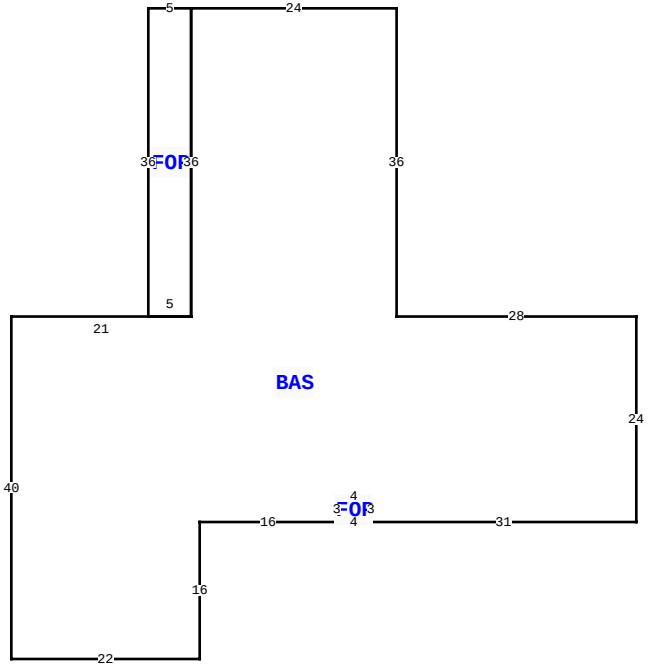
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 | 233,585 |
| FOP | 12 | 30 | | 4 | 316 |
| FOP | 180 | 30 | | 54 | 4,267 |
| TOTALS | 3,148 | | | 3,014 | 238,168 |

## 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 | 121.57 | 366,412 | 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 | |

## 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 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 238,168 |
| TOTAL MARKET OB/XF VALUE | | 19,726 |
| TOTAL LAND VALUE - MARKET | | 29,600 |
| TOTAL MARKET VALUE | | 287,494 |
| SOH/AGL Deduction | | 128,671 |
| ASSESSED VALUE | | 158,823 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 107,412 |
| TOTAL JUST VALUE | | 287,494 |
| 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$.

## 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 06/22/2026 BY SYS