LOT 18 COUNTRY CREEK.
391-276, 694-151, 738-210, 740-1

GUY MARGARET A/DAVIS KIMBERLY ANN
137 SE BREAM LOOP
LAKE CITY, FL 32025

2026

15-4S-17-08359-058

BUILDING CHARACTERISTICS

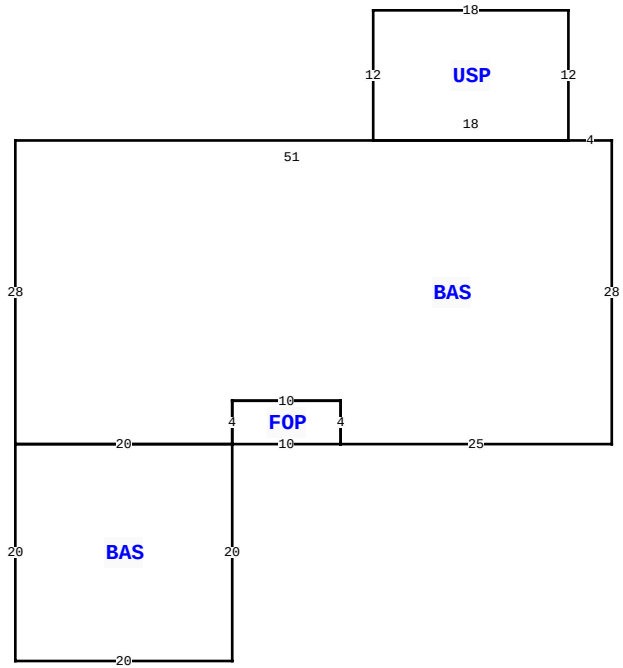
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	400	100		400	30,285
BAS	1,500	100		1,500	113,568
FOP	40	30		12	909
USP	216	35		76	5,754
TOTALS	2,156			1,988	150,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,988	102.1759	116.48	231,562	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1900 HX Base Yr 2025



137 SE BREAM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		150,515
TOTAL MARKET OB/XF VALUE		2,017
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		175,032
SOH/AGL Deduction		1,738
ASSESSED VALUE		173,294
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		116,883
TOTAL JUST VALUE		175,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1529/1344	12/13/2024	WD	Q	I	01	199,000
GRANTOR: LICK JOSHUA D						
GRANTEE: GUY MARGARET A						
1337/0680	5/18/2017	WD	Q	I	01	124,000
GRANTOR: JENNIFER L OWENS & RA						
GRANTEE: JOSHUA D LICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 USP= N12 W18 S12 E18$ W51 S28 BAS= S20 E20 N20W20$ E20 FOP= E10 N4 W10 S4$ N4 E10 S4 E25 N28$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	817	

LAND DESCRIPTION

TOTAL OB/XF 2,017

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 12/18/2024 BY ME Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/08/2026 BY SYS