

LOT 19 FIVE POINTS ACRES S/D.  
442-603, 635-136, 644-136, 826-2

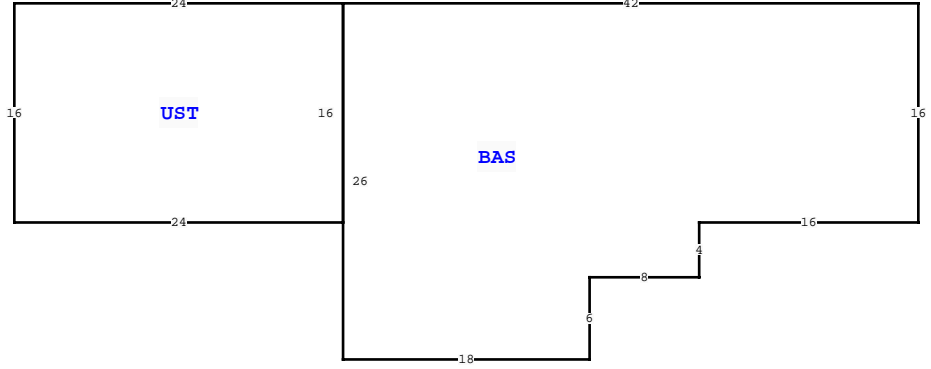
BRASHER ARTEELIA/BRASHER SAMANTHA  
351 NE DIANA TER  
LAKE CITY, FL 32055

2026

17-3S-17-04967-030

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD OR PLY 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	04 PLYWOOD 100
Interior Floo	02 MIN PLYWD 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	1 100
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	03 03

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,057	89.6760	100.44	106,165	1980	1980	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2024 Heated Area: 884 HX Base Yr													



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		07	17317.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100		884	57,713
UST	384	45		173	11,294
TOTALS	1,268			1,057	69,007

351 NE DIANA TER, LAKE CITY

BLD DATE	LGL DATE
	05/12/2026 MLU
XF DATE	LAND DATE
INC DATE	AG DATE

EXTRA FEATURES																	
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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION														TOTAL OB/XF 7,500										
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		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,750							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		69,007	
TOTAL MARKET OB/XF VALUE		7,500	
TOTAL LAND VALUE - MARKET		12,750	
TOTAL MARKET VALUE		89,257	
SOH/AGL Deduction		0	
ASSESSED VALUE		89,257	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		89,257	
TOTAL JUST VALUE		89,257	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		84,667	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050284	Electrical Servic	0	07/03/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/2224	2/16/2023	QC	U	I	11	100
GRANTOR: MAYNARD HEATHER						
GRANTEE: BRASHER ARTEELIA						
1484/1406	2/16/2023	QC	U	I	11	100
GRANTOR: WOODARD JOSEPH						
GRANTEE: BRASHER ARTEELIA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W42 UST= W24 S16 E24 N16\$ S26 E18 N6 E8 N4 E16 N16\$.