

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

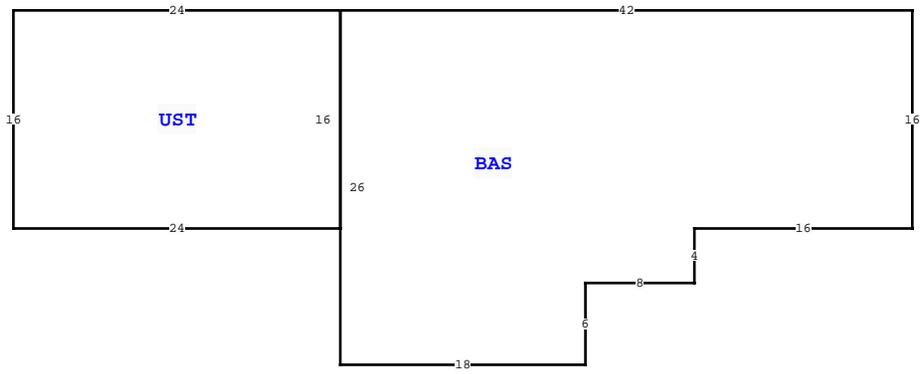
BRASHER ARTEELIA/BRASHER SAMANTHA  
351 NE DIANA TER  
LAKE CITY, FL 32055

**2026**

17-3S-17-04967-030  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2024									Heated Area: 884	HX Base Yr



Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	17317.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100		884	58,741
UST	384	45		173	11,496
TOTALS	1,268			1,057	70,237

351 NE DIANA TER, LAKE CITY

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

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	

TOTAL OB/XF 7,500

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		70,237
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		12,750
TOTAL MARKET VALUE		90,487
SOH/AGL Deduction		0
ASSESSED VALUE		90,487
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		90,487
TOTAL JUST VALUE		90,487
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\$.