SW1/4 OF SW1/4 LYING S OF SAL RR
ORB 444-183, 694-526,

BROWN JAMES III/BROWN KAREN T
P O BOX 1402
LAKE CITY, FL 32056-1402

2026

18-3S-16-02179-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	18316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	136,725
TOTAL MARKET VALUE	5,104
SOH/AGL Deduction	0
ASSESSED VALUE	5,104
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,104
TOTAL JUST VALUE	136,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,610

PRCL:0:4: ANDERSON HAS DEEDED ALL HIS INT OUT AS T
PRCL:0:3: 1/2 INT OF UND 55% INT (NOT SURE IF BOYD
PRCL:0:2: BOYD ANDERSON EACH OF THE ABOVE WITH AN
PRCL:0:1: THE ETAL ARE AS FOLLOWS: JAMES BROWN 111

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/1495	5/13/2004	TR	Q	V	06	24,000

GRANTOR: JAMES & BIANCA BROWN
GRANTEE: JAMES M BROWN III &

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.23	AC		1.00	1.00	1.00	280.00	280.00	5,104							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.23	AC		1.00	1.00	1.00	7,500.00	7,500.00	136,725							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 18.23 Total Land Value: 5,104 Market: 136,725 Agricultural: 5,104 Common: 0 PRINTED 06/22/2026 BY SYS