

COMM SW COR OF SW1/4 OF SE1/4,
 RUN N 1333.58 FT, E 997.80 FT
 FOR POB, CONT E 332.77 FT, S

BRUSHY CREEK ASSET HOLDING TRUST
 746 WEST DUVAL ST
 LAKE CITY, FL 32055

2026

19-2S-16-01655-204


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 20,000 TOTAL MARKET VALUE 20,000 SOH/AGL Deduction 8,203 ASSESSED VALUE 11,797 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,797 TOTAL JUST VALUE 20,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 13,000											
DOR CODE 0000 VACANT																															
MAP NUM MKT AREA 03																															
NEIGHBORHOOD/LOC 19216.040 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										BLD DATE						LGL DATE	05/11/2026 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	SALES DATA														
															OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE										
															998/582	10/23/2003	QC U	V	11	0											
GRANTOR: MCCRAINE MICHAEL																															
GRANTEE: BRUSHY CREEK ASSET																															
															0998/0580	8/28/2002	QC Q	V	03	10,000											
GRANTOR: DENNIS ROWLEY & CHARL																															
GRANTEE: MICHAEL MCCRANIE																															
BUILDING NOTES																															
BUILDING DIMENSIONS																															
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	40,000.00	20,000.00	20,000														
REVIEW DATE 05/11/2026 BY MLU Total Acres: 5.09 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 05/12/2026 BY SYS																															