

BEG SW COR OF NW1/4 OF NE1/4,  
 RUN N 932.35 FT, E 372.94 FT,  
 S 202.53 FT, E 225 FT, S 18 DG

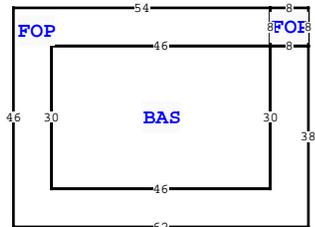
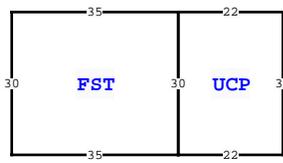
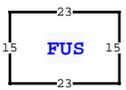
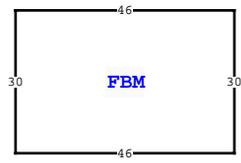
KNOWLES CHRISTOPHER C/COX-KNOWLES BROOKE L  
 3566 NW BROWN RD  
 LAKE CITY, FL 32055

**2026**

19-3S-16-02181-005

ELEMENT		CD	CONSTRUCTION
Exterior Wall	12		CEDAR 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	03		COMP SHNGL 100
Interior Wall	02		WALL BD/WD 50
Interior Wall	05		DRYWALL 50
Interior Floo	14		CARPET 70
Interior Floo	06		VINYL ASB 30
Air Condition	03		CENTRAL 100
Heating Type	04		AIR DUCTED 100
Bedrooms			3 100
Bathrooms			2 100
Frame	01		NONE 100
Stories	1.5		1.5 100
Architectual	05		CONV 100
Units			0 100
Condition Adj	03		03 100
Kitchen Adjus	01		01 100
Quality	05		05
DOR CODE	5000		IMPROVED AG
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	19316.00		1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,980	98.7525	112.58	448,068	1987	1987	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2014 Heated Area: 3105 HX Base Yr 2014												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	100,984
FBM	1,380	80		1,104	80,787
FOP	64	30		19	1,390
FOP	1,408	30		422	30,881
FST	1,050	55		578	42,296
FUS	345	100		345	25,246
UCP	660	20		132	9,660
TOTALS	6,287			3,980	291,244

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	0296	SHED METAL	0 100	13	17	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0280	POOL R/CON	0 100	14	26	364.00	UT	70.00	70.00	100	2012	2012	3	71	18,091	
3	0282	POOL ENCL	0 100	24	37	888.00	UT	15.00	15.00	100	2012	2012	3	40	5,328	
4	0040	BARN, POLE	0 100	12	11	132.00	UT	2.50	2.50	100	2012	2012	3	100	330	

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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		A-1	0.00	0.00	3.06	AC	1.00	1.00	1.00	9,500.00	9,500.00	29,070							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	3.00	AC	1.00	1.00	1.00	281.00	281.00	843							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC	1.00	1.00	1.00	280.00	280.00	1,120							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	7.00	AC	1.00	1.00	1.00	9,500.00	9,500.00	66,500							

TOTAL OB/XF												
24,199												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		291,244	
TOTAL MARKET OB/XF VALUE		24,199	
TOTAL LAND VALUE - MARKET		95,570	
TOTAL MARKET VALUE		346,476	
SOH/AGL Deduction		130,755	
ASSESSED VALUE		215,721	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		164,310	
TOTAL JUST VALUE		411,013	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1258/0035	7/10/2013	WD Q	Q	I	01	255,000
GRANTOR: JOCK & MEAGAN PHELPS						
GRANTEE: CHRISTOPHER C KNOWL						
1258/0033	6/28/2013	WD U	U	I	11	100
GRANTOR: VICTORIA S LANG TRUST						
GRANTEE: CHRISTOPHER KNOWLES						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FOP= W8 S8 BAS= W46 S30 E46 N30\$FOP= S30 W46 N30 E46 N8 W54 S46E62 N38 W8\$ E8 N8\$ PTR=N15 FUS= N15 W23 S15 E23\$ S15\$ PTR=E15FST= E35 UCP= E22 N30 W22 S30\$ N30 W35 S30\$ W15\$ PTR= N60 FBM= N30 W46 S30 E46\$ S60\$.												