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

2027

19-3S-16-02181-005

BUILDING CHARACTERISTICS

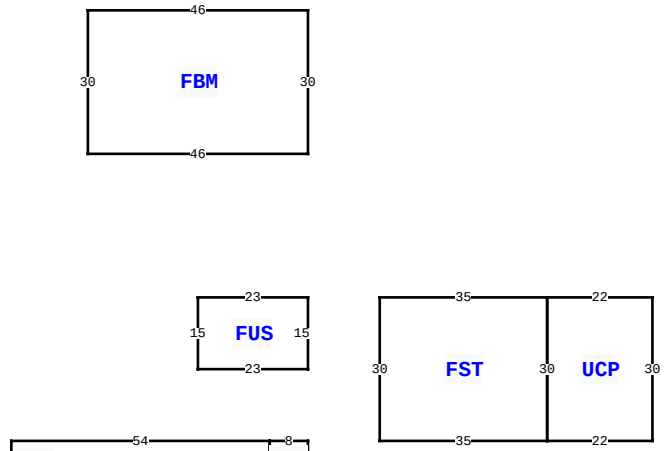
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	97,441
FBM	1,380	80		1,104	77,953
FOP	64	30		19	1,342
FOP	1,408	30		422	29,797
FST	1,050	55		578	40,812
FUS	345	100		345	24,360
UCP	660	20		132	9,320
TOTALS	6,287			3,980	281,026

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	108.63	432,347	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 3105 HX Base Yr 2014



3566 NW BROWN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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		281,026
TOTAL MARKET OB/XF VALUE		24,199
TOTAL LAND VALUE - MARKET		95,570
TOTAL MARKET VALUE		336,258
SOH/AGL Deduction		114,124
ASSESSED VALUE		222,134
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,723
TOTAL JUST VALUE		400,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,891

SALE:3:1: 4.97 ACRE PARCEL

SALE:2:1: THIS SALE IS FOR 5.09 AC & HOUSE

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	I	01	255,000
GRANTOR: JOCK & MEAGAN PHELPS						
GRANTEE: CHRISTOPHER C KNOWL						
1258/0033	6/28/2013	WD	U	I	11	100
GRANTOR: VICTORIA S LANG TRUST						
GRANTEE: CHRISTOPHER KNOWLES						

BUILDING NOTES

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$.

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
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

TOTAL OB/XF 24,199

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	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							

REVIEW DATE 02/06/2023 BY KS Total Acres: 10.06 Total Land Value: 31,033 Market: 66,500 Agricultural: 1,963 Common: 29,070 PRINTED 11/17/2026 BY SYS