

COMM NE COR OF NEL/4, RUN S  
834.26 FT TO S R/W FAIRFAX RD  
FOR POB, CONT S 1018.40 FT,

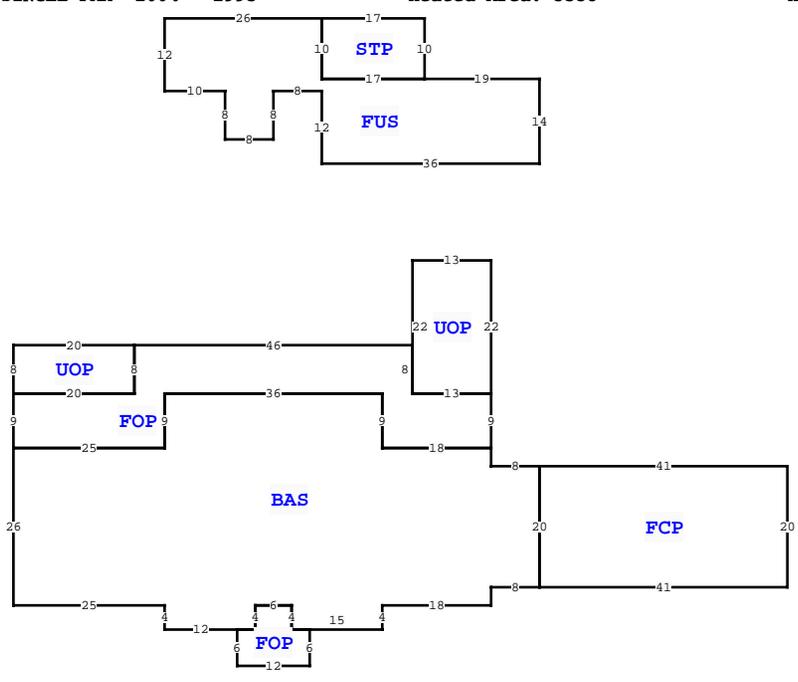
BOWDOIN TERESA LYNN (LIFE ESTATE)  
3256 NW BROWN ROAD  
LAKE CITY, FL 32055

**2026**

19-3S-16-02181-006  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 90	
Exterior Wall	21	STONE 10	
Roof Structure	08	IRREGULAR 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	06	CUST PANEL 100	
Interior Floor	12	HARDWOOD 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		4 100	
Frame	01	NONE 100	
Stories	1.5	1.5 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	09	09	
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
BAS	2,658	100	
FCP	820	25	
FOP	96	30	
FOP	755	30	
FUS	880	100	
STP	170	10	
UOP	160	20	
UOP	286	20	
TOTALS	5,825		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,104	173.4506	197.73	811,484	1994	1994		0	0	31.00	69.00
1 SINGLE FAM 100% - 1995 Heated Area: 3538 HX Base Yr 1995												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		559,924	
TOTAL MARKET OB/XF VALUE		44,981	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		616,925	
SOH/AGL Deduction		224,643	
ASSESSED VALUE		392,282	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		340,871	
TOTAL JUST VALUE		699,905	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		676,015	
SALE: 3:2: WAY			
SALE: 2:1: 110 ACRES PLUS			
SALE: 1:1: 110 ACRES			
PRMT: 1:1: IRRIGATION SYSTEM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055512	Roof Replacement	35,000	04/17/2026
000052008	Roof Replacement	30,000	01/07/2025
000042711	Roof Replacement	28,653	09/08/2021
31870	MAINT/ALTR	65	04/07/2014
15920	POOL	105	08/19/1999
15844	M H	125	07/30/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U / I	V / I	RSN CD	SALE PRICE
1145/1788	3/07/2008	WD Q	Q	I	01	100
GRANTOR: ROD BOWDOIN ESTATE						
GRANTEE: TERESA LYNN BOWDOIN						
1145/1773	2/29/2008	WD Q	Q	I	03	45,500
GRANTOR: DOUGLAS BOWDOIN (POWE)						
GRANTEE: WILLIAM RODERICK BO						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0080	DECKING	0	100	12	54	UT	2.00	2.00	100	0	0	3
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	0	0	3
3	0170	FPLC 2STRY	0	100	0	0	UT	2,750.00	2,750.00	100	0	0	3
4	0260	PAVEMENT-A	0	100	0	0	UT	0.90	0.90	100	0	0	3
5	0280	POOL R/CON	0	100	16	36	UT	70.00	70.00	100	1999	1999	3
6	0169	FENCE/WOOD	0	100	0	0	UT	6,000.00	6,000.00	100	2023	2022	100

TOTAL OB/XF											
44,981											
BLD DATE		LGL DATE	05/04/2026	MLU							
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W8N3 FOP= N9 UOP= N22 W13 S22 E13\$ W13 N8 W46 UOP= W20 S8 E20 N8\$ S8 W20 S9 E25 N9 E36 S9 E18\$ W18 N9 W36 S9 W25 S26 E25 S4 E12 FOP= S6 E12 N6 W3 N4 W6 S4 W3\$ E3 N4 E6 S4 E15 N4 E18 N3 E8 FCP= E41 N20 W41 S20\$ N20\$ PTR= N50 FUS= N14 W19 STP= N10 W17 S10 E17\$ W17 N10 W26 S12 E10 S8 E8 N8 E8 S12 E36\$ S50\$.											

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	DPH 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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							