COMM NE COR OF NE1/4, 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

2027

19-3S-16-02181-006

BUILDING CHARACTERISTICS

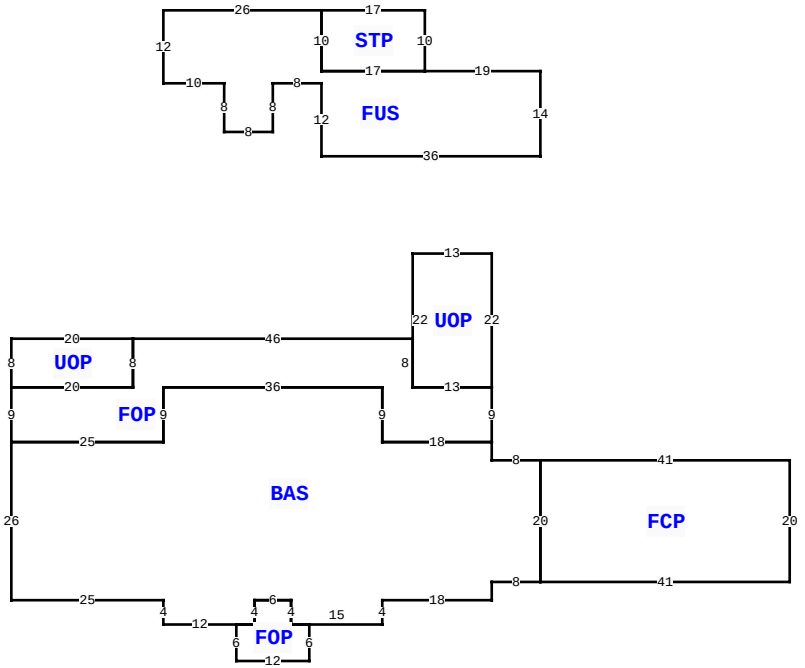
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,658	100		2,658	349,931
FCP	820	25		205	26,989
FOP	96	30		29	3,818
FOP	755	30		226	29,753
FUS	880	100		880	115,854
STP	170	10		17	2,238
UOP	160	20		32	4,213
UOP	286	20		57	7,504
TOTALS	5,825			4,104	540,300

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	190.80	783,043	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 1995 Heated Area: 3538 HX Base Yr 1995



3256 NW BROWN RD, LAKE CITY

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

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	0080	DECKING	0	100	12	54	648.00	UT	2.00	2.00	100	0	0	3	100	1,296	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,927	
3	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
4	0260	PAVEMENT-A	0	100	0	0	13,200.00	UT	0.90	0.90	100	0	0	3	100	11,880	
5	0280	POOL R/CON	0	100	16	36	576.00	UT	70.00	70.00	100	1999	1999	3	40	16,128	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		540,300
TOTAL MARKET OB/XF VALUE		44,981
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		597,301
SOH/AGL Deduction		193,326
ASSESSED VALUE		403,975
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		352,564
TOTAL JUST VALUE		680,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		690,079

SALE:3:2: WAY

SALE:2:1: 110 ACRES PLUS

SALE:1:1: 110 ACRES

PRMT:1:1: IRRIGATION SYSTM

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	V / I	RSN CD	SALE PRICE
1145/1788	3/07/2008	WD	Q	I	01	100
GRANTOR: ROD BOWDOIN ESTATE						
GRANTEE: TERESA LYNN BOWDOIN						
1145/1773	2/29/2008	WD	Q	I	03	45,500
GRANTOR: DOUGLAS BOWDOIN (POWE						
GRANTEE: WILLIAM RODERICK BO						

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 44,981

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	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							

REVIEW DATE 02/03/2025 BY JS Total Acres: 10.00 Total Land Value: 12,020 Market: 85,500 Agricultural: 2,520 Common: 9,500 PRINTED 11/17/2026 BY SYS