W1/2 OF NW1/4, EX 1.54 AC DESC O
& EX BEG NW COR OF SEC, S 327 FT
TO W R/W OF NW NOEGEL RD, N 327

BROWN JAMES M JR TRUST/BROWN BIANCA H TRUST
P O BOX 1402
LAKE CITY, FL 32056-1402

2026

19-3S-16-02183-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/16/2023 MLU
XF DATE		LAND DATE	
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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	349,850
TOTAL MARKET VALUE	13,727
SOH/AGL Deduction	0
ASSESSED VALUE	13,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,727
TOTAL JUST VALUE	349,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24963	MAINT/ALTR	50	09/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0740/0671	9/18/1990	WD	Q	I	01	100

GRANTOR: JAMES M BROWN JR & BI

GRANTEE: JAMES M BROWN JR TR

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	23.00	AC		1.00	1.00	1.00	25.00	25.00	575							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	46.97	AC		1.00	1.00	1.00	280.00	280.00	13,152							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	69.97	AC		1.00	1.00	1.00	5,000.00	5,000.00	349,850							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 69.97 Total Land Value: 13,727 Market: 349,850 Agricultural: 13,727 Common: 0 PRINTED 06/23/2026 BY SYS