

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										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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																			
																				BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/16/2023 MLU									
EXTRA FEATURES																				BUILDING NOTES																			
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	BUILDING DIMENSIONS																						
																	TOTALS																						
																	TOTALS																						
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	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																						