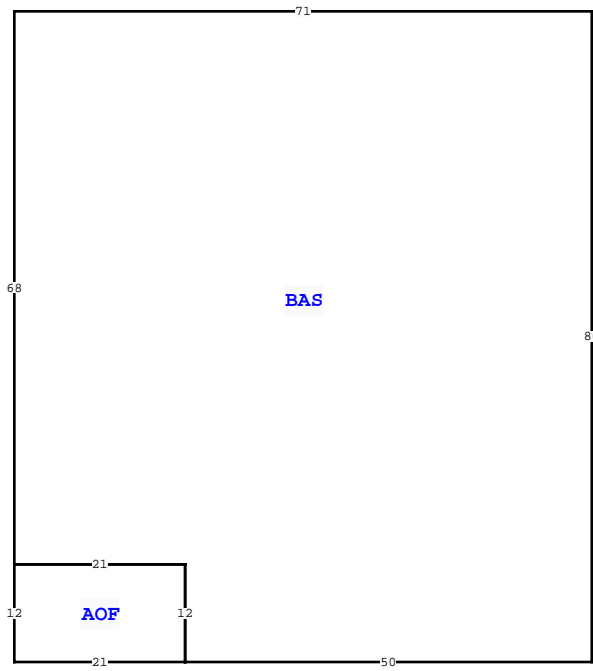




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	09	RIDGE FRME 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		2 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		4 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	252	110	
BAS	5,428	100	
TOTALS	5,680		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	PREF M B A	0%	- 2025									Heated Area: 5680	
HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 7	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	298,936		
TOTAL MARKET OB/XF VALUE	6,500		
TOTAL LAND VALUE - MARKET	55,282		
TOTAL MARKET VALUE	360,718		
SOH/AGL Deduction	0		
ASSESSED VALUE	360,718		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	360,718		
TOTAL JUST VALUE	360,718		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	351,411		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050184	Electrical Servic	7,500	06/24/2024
8200	PUMP/UTPOL	30	03/25/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/2143	3/20/2024	WD	U	I	37	1,400,000

GRANTOR: BROWN ROBERT K
GRANTEE: MYSTERIA ENTERPRISE
0939/1102 11/02/2001 WD Q I 01 100
GRANTOR: ETTA L BROWN
GRANTEE: ROBERT & CAROL BROW

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W71 S68 AOF= S12 E21 N12 W21\$ E21 S12 E50 N80\$.	

EXTRA FEATURES																	
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
1	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,500	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	5,000.00	5,000.00	60	1993	1993	3	60	3,000	

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	2502	C	BOAT RE/MH	0		I	500.00	300.00	2.74	AC		1.00	1.00	1.00	20,000.00	20,000.00	54,800							
2	9630	C	SWAMP	0			0.00	0.00	4.32	AC		1.00	1.00	1.00	100.00	100.00	432							
3	9520	C	LAKE	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50							

COMM SE COR OF SW1/4 OF SE1/4, R
W R/W US-41 FOR POB, RUN NW ALON
300 FT, NW 700 FT, RUN SW'LY 810

MYSTERIA ENTERPRISES LLC
1524 NW MAIN BLVD
LAKE CITY, FL 32055

2026

19-3S-17-05078-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
02	WALL BD/WD 100				
03	CONC FINSH 100				
04	NONE 100				
01	NONE 100				
01	NONE 100				
02	WOOD FRAME 100				
1.1	1.100				
03	03 100				
05	05				
DOR CODE		2500 REPAIR SERVICE			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC		19317.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100		1,770	15,373
TOTALS		1,770		1,770	15,372

MARKET ADJUSTMENTS																																																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																					
3	SERVGARAGE	0%	- 2025	17.37	30,745	1959	1959	0	0	50.00	50.00																																					
			Heated Area: 1770			HX Base Yr																																										
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>59</p> <p>30</p> <p>BAS</p> <p>59</p> <p>30</p> </div>																																																
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L	OB/XF	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																															

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TOTAL JUST VALUE				360,718		
NCON VALUE				0		
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PREVIOUS YEAR MKT VALUE				351,411		
PERMIT NUM				DESCRIPTION	AMT	ISSUED
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1515/2143	3/20/2024	WD U	I	37	1,400,000	
GRANTOR: BROWN ROBERT K						
GRANTEE: MYSTERIA ENTERPRISE						
0939/1102	11/02/2001	WD Q	I	01	100	
GRANTOR: ETTA L BROWN						
GRANTEE: ROBERT & CAROL BROW						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W59 S30 E59 N30\$.						

LAND DESCRIPTION													TOTAL OB/XF												
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

