LOTS 5 & 6 BLOCK 5 MARION HEIGHT
588-642, 632-678, 896-1829, 896-

BROWN STEPHEN EDGAR
1309 NE GUM SWAMP RD
LAKE CITY, FL 32055

2027

19-3S-17-05149-001

BUILDING CHARACTERISTICS

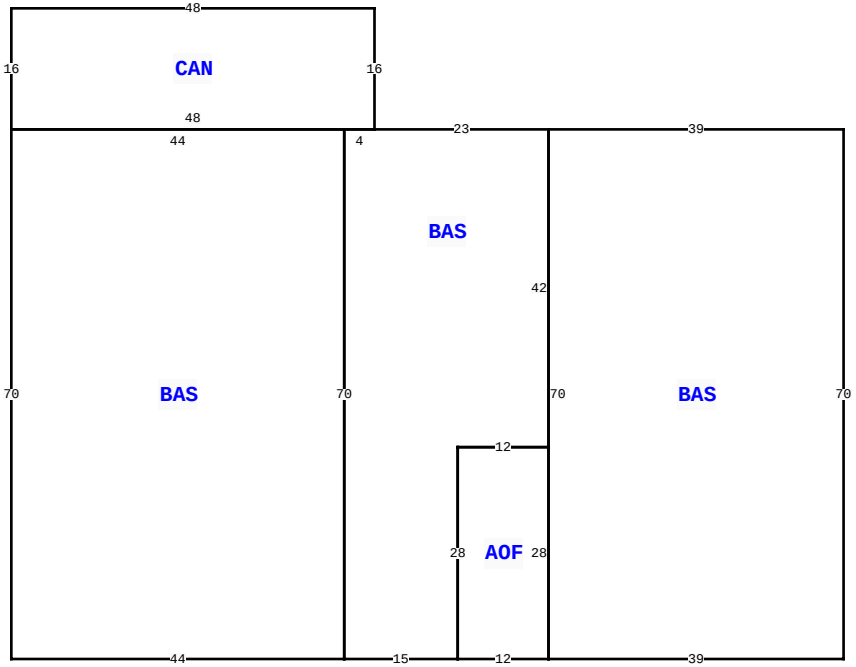
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		15 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2501	REPAIR SERVICE/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	336	110		370	2,078
BAS	1,554	100		1,554	8,726
BAS	2,730	100		2,730	15,329
BAS	3,080	100		3,080	17,294
CAN	768	30		230	1,292
TOTALS	8,468			7,964	44,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	7,964	22.9155	11.23	89,436	1981	1981	0	0	0	50.00	50.00

2 SERV SHOP 0% - 0 Heated Area: 7700 HX Base Yr



139 NW TAFT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	96,035
TOTAL MARKET OB/XF VALUE	2,850
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	108,885
SOH/AGL Deduction	0
ASSESSED VALUE	108,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,885
TOTAL JUST VALUE	108,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/0572	3/16/2015	QC	U	I	11	54,300
GRANTOR: HARRY STEVE BROWN						
GRANTEE: STEPHEN EDGAR BROWN						
1287/1041	1/07/2015	QC	U	I	11	100
GRANTOR: WANDA CHARLENE JUSTIC						
GRANTEE: HARRY STEVE BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S70 E44 BAS= E15 AOF= E12 BAS= E39 N70 W39 S70$N28 W12 S28$ N28 E12 N42 W23 CAN= N16 W48 S16 E48$ W4 S70$ N70$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,850

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 08/24/2015 BY DF Total Acres: 1.11 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 11/17/2026 BY SYS

LOTS 5 & 6 BLOCK 5 MARION HEIGHT
588-642, 632-678, 896-1829, 896-

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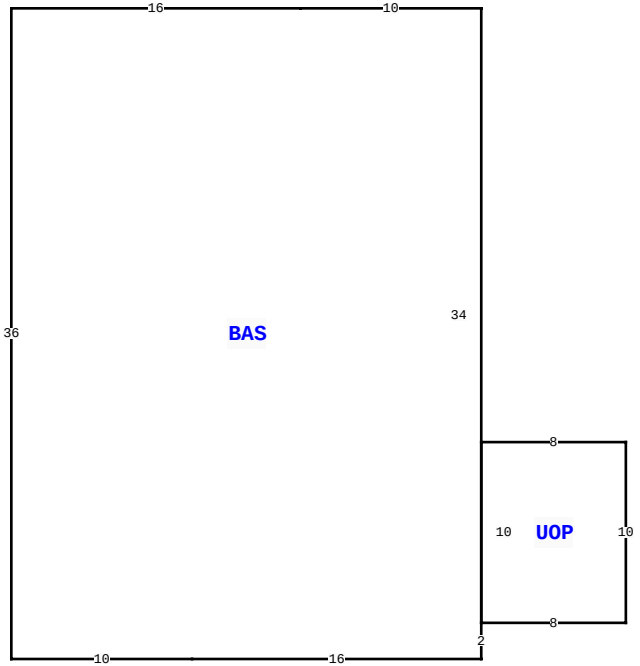
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2501	REPAIR SERVICE/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC		19317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100		936	50,454
UOP	80	20		16	863
TOTALS	1,016			952	51,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	952	75.3948	82.93	78,949	1940	1940	0	0	0	35.00	65.00

3 SINGLE FAM 0% - 0 Heated Area: 936 HX Base Yr



139 NW TAFT LN, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL EXEMPTION VALUE	0
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INCOME VALUE	
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GRANTOR: WANDA CHARLENE JUSTIC						
GRANTEE: HARRY STEVE BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S36 E10 E16 N2 UOP= E8 N10 W8 S10$ N34 W10 $.

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

REVIEW DATE 08/24/2015 BY DF Total Acres: 1.11 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 11/17/2026 BY SYS