COMM NW COR OF SEC, RUN E 2684.7 FT TO POB, RUN S 878.72 FT TO N ALONG RR 1771.56 FT N 1457.97 FT

BROWN DAVID B/BROWN AMY M
259 NW RHODEN GLN
LAKE CITY, FL 32055

2027

20-3S-16-02188-001

BUILDING CHARACTERISTICS

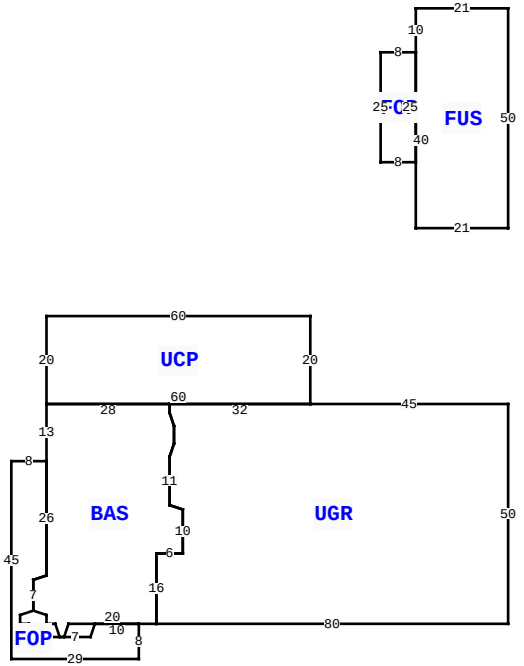
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100		1,454	107,537
FOP	200	30		60	4,437
FOP	480	30		144	10,651
FUS	1,050	100		1,050	77,658
UCP	1,200	20		240	17,751
UGR	3,860	45		1,737	128,469
TOTALS	8,244			4,685	346,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	4,685	117.9344	91.99	430,973	2009	2009	0	0	0	19.60	80.40

2 SFR/PREMTL 100% - 0 Heated Area: 2504 HX Base Yr



259 NW RHODEN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		346,502
TOTAL MARKET OB/XF VALUE		76,749
TOTAL LAND VALUE - MARKET		184,530
TOTAL MARKET VALUE		440,689
SOH/AGL Deduction		82,244
ASSESSED VALUE		358,445
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		307,034
TOTAL JUST VALUE		607,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,671

PRMT:1:1: 14X70 1991

SALE:1:1: INCLUDED 02207-001 - 55.48 TOTAL ACRES

BLDG:1:1: GENE MH

XFOB:1:1: GENE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27542	SFR	829	12/31/2008
7613	M H	60	09/21/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/1218	6/25/1993	WD	U	V	35	105,000

GRANTOR: JOHN W MCALLISTER

GRANTEE: DAVID B BROWN

BUILDING NOTES

BUILDING DIMENSIONS

UGR= W45 UCP= N20 W60 S20 E60$ W32 BAS= W28 S13 FOP= W8 S45 E29 N8 W10 L1 D3 W7 U3 L1 W2 N2 U1 L3 N7 R3 U1 N26$ S26 D1 L3 S7 L3 D1 S2 E2 R1 D3 E7 U3 R1 E20 N16 E6 N10 U1 L3 N11 R1 U3 N4 U3 L1 N2$ S2 R1 D3 S4 D3 L1 S11 R3 D1 S10 W6 S16 E80 N50$ PTR= N40 FUS= N50 W21 S10 FOP= W8 S25 E8 N25$ S40 E21$ S40$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	
2	0294	SHED WOOD/	0	100	28	37	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
3	0031	BARN,MT AE	0	100	42	63	2,646.00	UT	12.00	12.00	95	2002	2002	3	95	30,164	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	1,000	
5	0260	PAVEMENT-A	0	100	10	1599	15,990.00	UT	1.10	1.10	100	2005	2005	3	100	17,589	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0260	PAVEMENT-A	0	100	77	100	7,700.00	UT	1.10	1.10	100	0	0	3	100	8,470	
8	0166	CONC,PAVMT	0	100	14	77	1,078.00	UT	2.25	2.25	100	2009	2009	3	100	2,426	
9	0040	BARN,POLE	0	100	100	50	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	
10	0252	LEAN-TO W/	0	100	75	20	1.00	UT	3,800.00	3,800.00	100	2023	2022		100	3,800	

LAND DESCRIPTION

TOTAL OB/XF 76,749

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	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	32.01	AC		1.00	1.00	1.00	280.00	280.00	8,963							
3	9640	C	BARROW PIT	0		A-1	0.00	0.00	17.00	AC		1.00	1.00	1.00	175.00	175.00	2,975							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	32.01	AC		1.00	1.00	1.00	5,500.00	5,500.00	176,055							

REVIEW DATE 02/07/2023 BY KS Total Acres: 50.01 Total Land Value: 17,438 Market: 176,055 Agricultural: 8,963 Common: 8,475 PRINTED 11/17/2026 BY SYS