COMM NW COR OF SEC, RUN E 2474.7
FOR POB, CONT S 346 FT, E 210 FT
TO N RW OF SCL RR, NW ALONG RR 1

BROWN CHARLES B III/BROWN JANET S
136 SE SAINT JOHNS ST
LAKE CITY, FL 32025-4489

2027

20-3S-16-02189-001

BUILDING CHARACTERISTICS

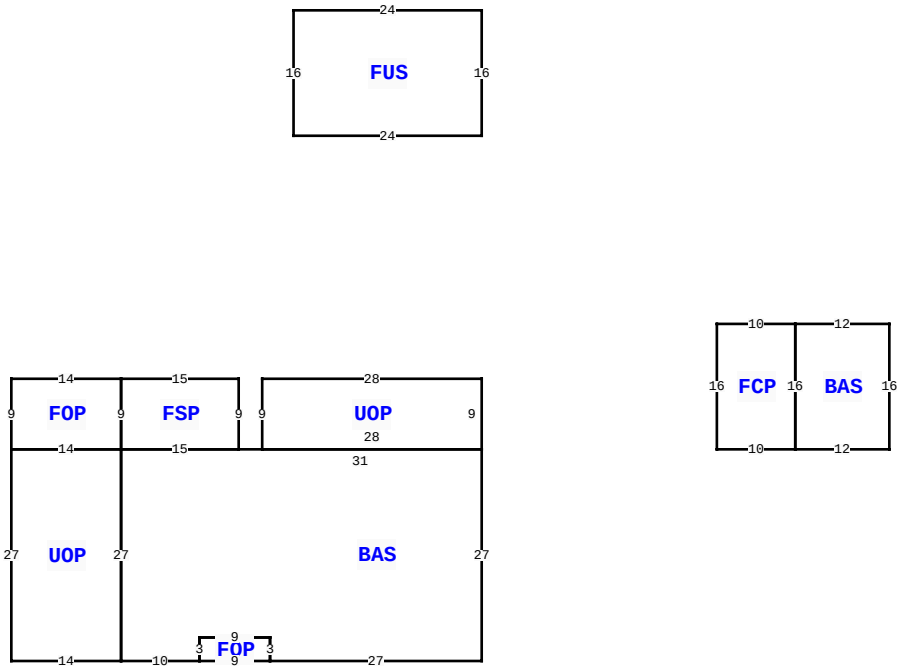
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	192	100		192	15,451
BAS	1,215	100		1,215	97,771
FCP	160	25		40	3,219
FOP	27	30		8	644
FOP	126	30		38	3,058
FSP	135	40		54	4,345
FUS	384	100		384	30,900
UOP	252	20		50	4,024
UOP	378	20		76	6,116
TOTALS	2,869			2,057	165,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,057	112.5442	123.80	254,657	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1791 HX Base Yr



487 NW CASTERLINE GLN, LAKE CITY

BLD DATE		LGL DATE	05/16/2023 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
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	0	8	12	96.00	UT	3.50	3.50	100	1993	1993	3	100	336	
3	0294	SHED WOOD/	0	0	10	16	160.00	UT	3.50	3.50	100	1993	1993	3	100	560	
4	0166	CONC,PAVMT	0	0	12	522	6,264.00	UT	1.50	1.50	75	1993	1993	3	75	7,047	
5	0040	BARN,POLE	0	0	24	48	1,152.00	UT	5.00	5.00	100	2005	2005	3	100	5,760	
6	0040	BARN,POLE	0	0	24	24	576.00	UT	5.00	5.00	100	2005	2005	3	100	2,880	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	165,527
TOTAL MARKET OB/XF VALUE	17,783
TOTAL LAND VALUE - MARKET	120,966
TOTAL MARKET VALUE	195,046
SOH/AGL Deduction	0
ASSESSED VALUE	195,046
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,046
TOTAL JUST VALUE	304,276
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,284

SALE:1:1: 25 ACRES & HOME MKT= 97,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0837/0144	3/05/1997	QC	Q	V	01	100
GRANTOR: FRANK BROOME JR						
GRANTEE: CHARLES B III & JAN						
0836/0400	12/31/1996	WD	Q	I		130,000
GRANTOR: FRANK BROOME JR						
GRANTEE: CHARLES III & JANE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N9 W28 S9 E28$ BAS= W31FSP= N9 W15 S9 E15$ W15 FOP= N9 W14 S9 E14 $ UOP= W14 S27 E14 N27$ S27 E10 FOP= E9 N3 W9 S3$ N3 E9 S3 E27 N27$ PTR=N40 FUS= N16 W24 S16 E24$S40$ PTR= E30 FCP= E10 BAS= E12 N16 W12 S16$ N16 W10 S16$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 17,783

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.15	6,000.00	6,900.00	6,900							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.50	AC		1.00	1.00	1.00	280.00	280.00	4,620							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.50	AC		1.00	1.00	1.15	6,000.00	6,900.00	113,850							
4	9520	C	LAKE	0		A-1	0.00	0.00	7.50	AC		1.00	1.00	1.15	25.00	28.75	216							

REVIEW DATE 02/06/2023 BY KS Total Acres: 25.00 Total Land Value: 11,736 Market: 113,850 Agricultural: 4,620 Common: 7,116 PRINTED 11/17/2026 BY SYS