COMM NW COR, RUN S 855.43 FT,
SE 60 DEG 677.73 FT FOR POB,
CONT SE 60 DEG 1270.11 FT, SW

SMITH ROBERT D/SMITH ANDREA G
2872 NW BROWN RD
LAKE CITY, FL 32055

2027

20-3S-16-02203-002

BUILDING CHARACTERISTICS

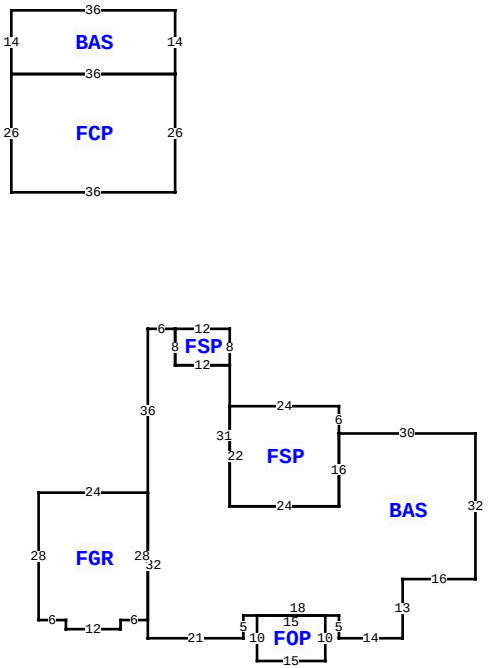
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 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	504	100		504	51,924
BAS	2,861	100		2,861	294,751
FCP	936	25		234	24,108
FGR	696	55		383	39,458
FOP	150	30		45	4,636
FSP	96	40		38	3,915
FSP	528	40		211	21,738
TOTALS	5,771			4,276	440,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,276	118.5534	130.41	557,633	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 3365 HX Base Yr 2005



2872 NW BROWN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	440,530
TOTAL MARKET OB/XF VALUE	59,777
TOTAL LAND VALUE - MARKET	236,040
TOTAL MARKET VALUE	516,469
SOH/AGL Deduction	87,748
ASSESSED VALUE	428,721
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	377,310
TOTAL JUST VALUE	736,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	744,353

SALE:1:1: INCLUDED 02206-040 96.36 TOTAL ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042197	Screen Enclosure	15,000	06/22/2021
000041858	Electrical Servic	0	05/05/2021
000041475	Roof Replacement	18,350	03/08/2021
38678	ADDN SFR	0	10/01/2019
21646	POOL	165	03/22/2004
21128	SFR	538	10/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0893/1637	12/15/1999	WD	Q	V		188,900

GRANTOR: GLYNDA TURNER

GRANTEE: ROBERT & ANDREA SMI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 S36 FGR= W24 S28 E6 S2 E12 N2 E6 N28$ S32 E21 N5 E3
FOP= S10 E15 N10 W15$ E18 S5 E14 N13 E16 N32 W30 FSP= N6 W24
S22 E24 N16$ S16 W24 N31 FSP= N8 W12 S8 E12$ W12 N8$ PTR= N30
FCP= N26 BAS= N14 W36 S14 E36$ W36 S26 E36$ S30$.

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	100	0	0	2.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	2,400	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2004	2004	3	43	15,411	
3	0282	POOL ENCL	0	100	35	47	1,645.00	UT	15.00	15.00	100	2004	2004	3	40	9,870	
4	0166	CONC,PAVMT	0	100	0	0	9,564.00	UT	1.50	1.50	100	2004	2004	3	100	14,346	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	4,000	
6	0040	BARN,POLE	0	100	0	0	1,300.00	UT	2.50	2.50	100	2014	2014	3	100	3,250	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 59,777

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	32.72	AC		1.00	1.00	1.00	280.00	280.00	9,162							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	32.72	AC		1.00	1.00	1.00	7,000.00	7,000.00	229,040							

REVIEW DATE 02/07/2023 BY KS Total Acres: 33.72 Total Land Value: 16,162 Market: 229,040 Agricultural: 9,162 Common: 7,000 PRINTED 11/16/2026 BY SYS