

LOTS 6, 7 & 8 FAIRFIELD BROOK S/
OF LOT 6, S 54 DG E ALONG N LOT
S 29 DG W 122.18 FT, S73 DEG W 5

PACHECO ARTHUR/PACHECO DEBRA
2492 NW BROWN RD
LAKE CITY, FL 32055

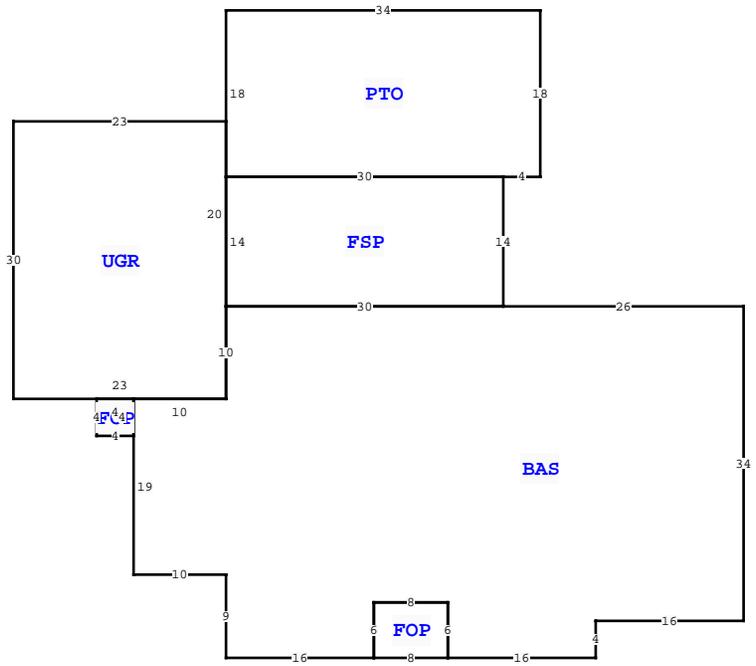
2026

20-3S-16-02206-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units	0	100	
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,206	100	
FOP	16	30	
FOP	48	30	
FSP	420	40	
PTO	612	5	
UGR	690	45	
TOTALS	3,992		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,734	112.5040	128.25	350,636	1991	1991	0	0	35.00	65.00
1 SINGLE FAM 100% - 2018 Heated Area: 2206 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		227,913	
TOTAL MARKET OB/XF VALUE		15,268	
TOTAL LAND VALUE - MARKET		74,620	
TOTAL MARKET VALUE		317,801	
SOH/AGL Deduction		62,212	
ASSESSED VALUE		255,589	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		204,178	
TOTAL JUST VALUE		317,801	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		315,008	
PRMT:1:1: PATIO ADDITION			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31347	MAINT/ALTR	0	08/14/2013
14919	ADDN SFR	50	01/07/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/0900	3/17/2020	WD	U	I	37	27,500
GRANTOR: LINDA L STEVENS						
GRANTEE: ARTHUR & DEBRA PACH						
1405/2288	2/18/2020	LE	U	V	14	100
GRANTOR: LINDA STEVENS (ENH LI						
GRANTEE: JAYNE A BURNS & JEN						

EXTRA FEATURES		2492 NW BROWN RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100 15 48
2	0169	FENCE/WOOD	0 100 0 0
3	0190	FPLC PF	0 100 0 0
4	0169	FENCE/WOOD	0 100 0 0
5	0294	SHED WOOD/	0 100 0 0
6	0260	PAVEMENT-A	0 100 0 0
7	0166	CONC, PAVMT	0 100 40 20
8	0060	CARPORT F	0 100 0 0
9	0294	SHED WOOD/	0 100 0 0
10	0252	LEAN-TO W/	0 100 0 0

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100 15 48			720.00	UT	1.40	1.40	100	1993
2	0169	FENCE/WOOD	0 100 0 0			1.00	UT	0.00	0.00	100	2018
3	0190	FPLC PF	0 100 0 0			1.00	UT	1,200.00	1,200.00	100	1993
4	0169	FENCE/WOOD	0 100 0 0			1.00	UT	0.00	0.00	100	1993
5	0294	SHED WOOD/	0 100 0 0			1.00	UT	0.00	0.00	100	2005
6	0260	PAVEMENT-A	0 100 0 0			3,200.00	UT	1.30	1.30	100	2014
7	0166	CONC, PAVMT	0 100 40 20			800.00	UT	2.00	2.00	100	2014
8	0060	CARPORT F	0 100 0 0			1.00	UT	0.00	0.00	100	2018
9	0294	SHED WOOD/	0 100 0 0			1.00	UT	0.00	0.00	100	2018
10	0252	LEAN-TO W/	0 100 0 0			1.00	UT	1,400.00	1,400.00	100	2023
TOTAL OB/XF 15,268											

BUILDING NOTES			
BLD DATE			
XF DATE			
LGL DATE			
LAND DATE			
AG DATE			
04/14/2022 MLU			

BUILDING DIMENSIONS			
BAS= W26 FSP= N14 PTO= E4 N18 W34 S18 E30\$ W30 S14 E30\$ W30			
UGR= N20 W23 S30 E23N10\$ S10W10FOP= W4S4E4N4\$ S19E10 S9 E16			
FOP= E8N6 W8 S6\$ N6 E8 S6 E16 N4 E16 N34\$.			

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	0100	C	SFR	100		A-1	0.00	0.00	3.83	AC		1.00	1.00	1.00	14,000.00	14,000.00	53,620							
2	0000	C	VAC RES	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	0.50	14,000.00	7,000.00	21,000							