LOT 1 LAKEWOOD ACRES S/D.
ORB 483-239, 776-1218

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

**2027**

**20-3S-16-02207-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 20316.030 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/07/2025 MLU |
| 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 3,000 |
| TOTAL LAND VALUE - MARKET | 60,170 |
| TOTAL MARKET VALUE | 4,532 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,532 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,532 |
| TOTAL JUST VALUE | 63,170 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 63,170 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## 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

## 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 2023 | 2022 | | 100 | 3,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,000

| 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 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 5.47 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,532 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 5.47 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 60,170 | | | | | | | |

REVIEW DATE 02/06/2023 BY KS Total Acres: 5.47 Total Land Value: 1,532 Market: 60,170 Agricultural: 1,532 Common: 0 PRINTED 11/16/2026 BY SYS