

COMM NW COR OF SE1/4 OF SE1/4,
 RUN S 144.08 FT, E 537.75 FT,
 N 30 FT TO POB, RUN N 481.04

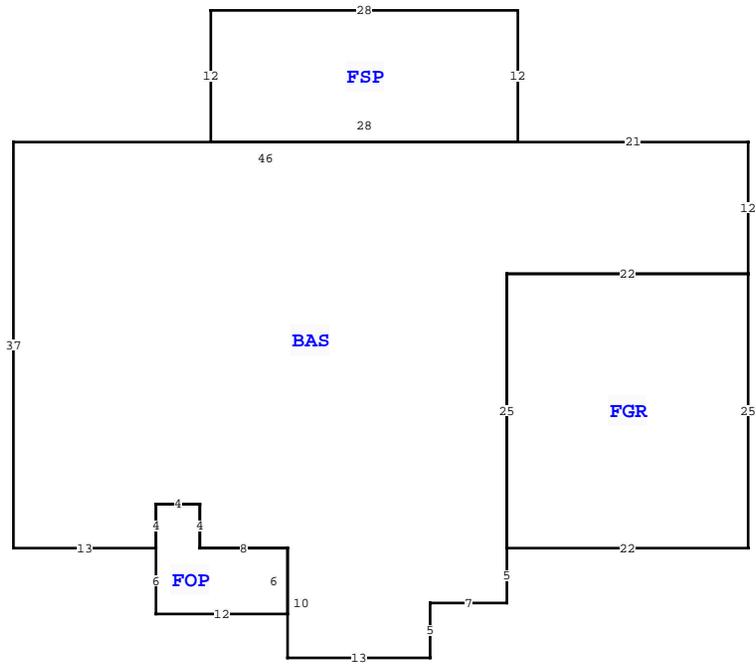
RASSEL LINDA
 2142 NW BROWN RD
 LAKE CITY, FL 32055

2026

20-3S-16-02207-102

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 90				
Exterior Wall	05 AVERAGE 10				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	07 CORK/VTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
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	20316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100		2,078	168,365
FGR	550	55		302	24,469
FOP	88	30		26	2,107
FSP	336	40		134	10,857
TOTALS	3,052			2,540	205,797

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,540	109.3440	124.65	316,611	1990	1990	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2018 Heated Area: 2078 HX Base Yr 2018												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		205,797	
TOTAL MARKET OB/XF VALUE		1,700	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		229,997	
SOH/AGL Deduction		71,319	
ASSESSED VALUE		158,678	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		107,267	
TOTAL JUST VALUE		229,997	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,115	
SALE:2:1: AG LAND \ 20 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051779	Electrical Servic	0	12/11/2024
31252	MAINT/ALTR	55	07/16/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/0574	6/15/2017	QC	U	I	11	100
GRANTOR: STEPHEN E RASSEL SR						
GRANTEE: LINDA RASSEL						
1151/0492	5/27/2008	WD	Q	I	03	100
GRANTOR: SOPHIA M RASSELL (UNR)						
GRANTEE: STEPHEN E RASSEL SR						

EXTRA FEATURES																
L N	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	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC, PAVMT	0	100	16	142.80	UT	1.40	1.40	100	1990	1990	3	100	200	
3	0260	PAVEMENT-A	0	100	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

TOTAL OB/XF												
2142 NW BROWN RD, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/20/2026 MLU												

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= W21 FSP= N12 W28 S12 E28\$ W46 S37 E13 FOP= S6 E12N6 W8N4 W4 S4\$ N4 E4 S4 E8 S10E13 N5 E7 N5 FGR= E22 N25 W22 S25\$ N25 E22 N12\$.												

LAND DESCRIPTION																								
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	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.75	AC		1.00	1.00	1.00	14,000.00	14,000.00	10,500							