BEG 436.87 FT W OF NE COR OF SEC
OF DOUBLE RUN RD, RUN SW ALONG R
FT, NW 43 DEG 180 FT, NW 54 DEG

BRADY LAJAUAN P
1210 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2027

20-3S-17-05168-001

BUILDING CHARACTERISTICS

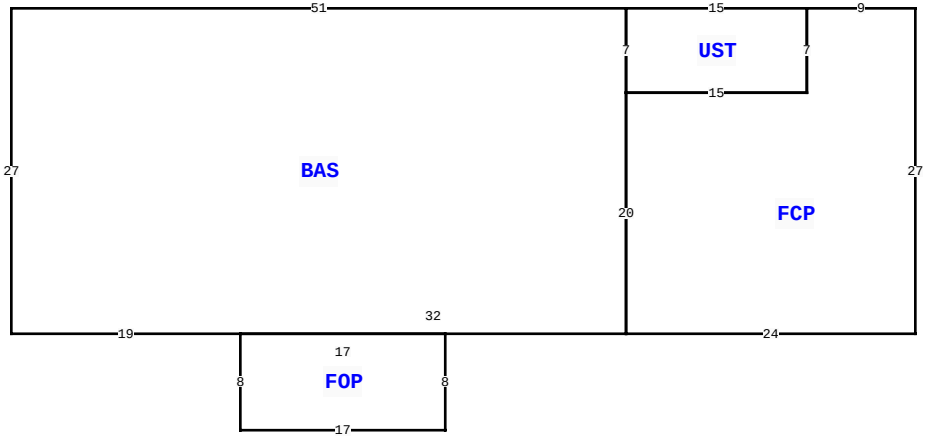
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100		1,377	92,092
FCP	543	25		136	9,095
FOP	136	30		41	2,742
UST	105	45		47	3,143
TOTALS	2,161			1,601	107,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,601	93.5327	102.89	164,727	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2016 Heated Area: 1377 HX Base Yr 2016



1188 NE DOUBLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,524
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		13,230
TOTAL MARKET VALUE		154,354
SOH/AGL Deduction		6,857
ASSESSED VALUE		147,497
TOTAL EXEMPTION VALUE	HX HB WX SX	21,099
BASE TAXABLE VALUE		126,398
TOTAL JUST VALUE		154,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,300

BLDG:2:1: VINT MH

XFOB:1:1: VINT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8349	RECONNECT	50	05/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/795	1/12/2024	LE	U	I	14	100
GRANTOR: ADKINS LAJAUAN P						
GRANTEE: ADKINS LAJAUAN P (E						
1423/0016	10/29/2020	LE	U	I	14	100
GRANTOR: LAJAUAN P BRADY						
GRANTEE: TERESA PALMER(FEE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S27 E19 FOP= S8 E17N8 W17$ E32 FCP= E24 N27 W9 S7 W15 S20$ N20 UST= E15 N7 W15 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	0.90	7,500.00	6,750.00	6,750							
2	0100	C	SFR	0		00	0.00	0.00	0.96	AC		1.00	1.00	0.90	7,500.00	6,750.00	6,480							

REVIEW DATE 09/02/2015 BY DF Total Acres: 1.96 Total Land Value: 13,230 Market: 0 Agricultural: 0 Common: 13,230 PRINTED 11/17/2026 BY SYS

BEG 436.87 FT W OF NE COR OF SEC
OF DOUBLE RUN RD, RUN SW ALONG R
FT, NW 43 DEG 180 FT, NW 54 DEG

BRADY LAJAUAN P
1210 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2027

20-3S-17-05168-001

BUILDING CHARACTERISTICS

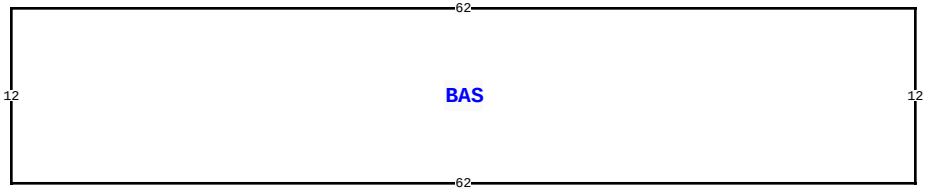
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100		744	13,645
TOTALS	744			744	13,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	744	76.4100	45.85	34,112	1980	1980	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2016 Heated Area: 744 HX Base Yr 2016



1188 NE DOUBLE RUN RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,524
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TOTAL LAND VALUE - MARKET		13,230
TOTAL MARKET VALUE		154,354
SOH/AGL Deduction		6,857
ASSESSED VALUE		147,497
TOTAL EXEMPTION VALUE	HX HB WX SX	21,099
BASE TAXABLE VALUE		126,398
TOTAL JUST VALUE		154,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/795	1/12/2024	LE	U	I	14	100
GRANTOR: ADKINS LAJAUAN P						
GRANTEE: ADKINS LAJAUAN P (E						
1423/0016	10/29/2020	LE	U	I	14	100
GRANTOR: LAJAUAN P BRADY						
GRANTEE: TERESA PALMER(FEE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S12 E62 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/02/2015 BY DF Total Acres: 1.96 Total Land Value: 13,230 Market: 0 Agricultural: 0 Common: 13,230 PRINTED 11/17/2026 BY SYS

BEG 436.87 FT W OF NE COR OF SEC
OF DOUBLE RUN RD, RUN SW ALONG R
FT, NW 43 DEG 180 FT, NW 54 DEG

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BUILDING CHARACTERISTICS

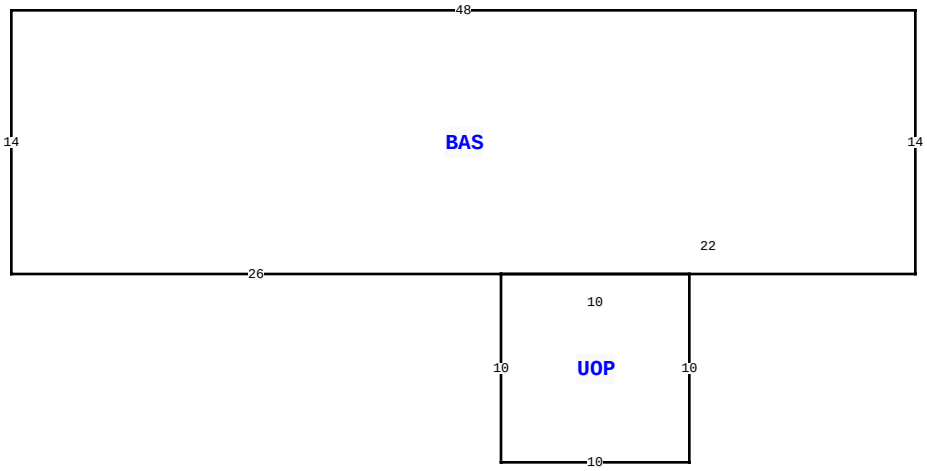
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	10,419
UOP	100	25		25	388
TOTALS	772			697	10,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	697	64.6000	38.76	27,016	1987	1987	0	0	0	60.00	40.00

4 MOBILE HME 100% - 2016 Heated Area: 672 HX Base Yr 2016



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

1188 NE DOUBLE RUN RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: ADKINS LAJAUAN P (E						
1423/0016	10/29/2020	LE	U	I	14	100
GRANTOR: LAJAUAN P BRADY						
GRANTEE: TERESA PALMER(FEE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E26 UOP= S10 E10 N10 W10$ E22 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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