

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

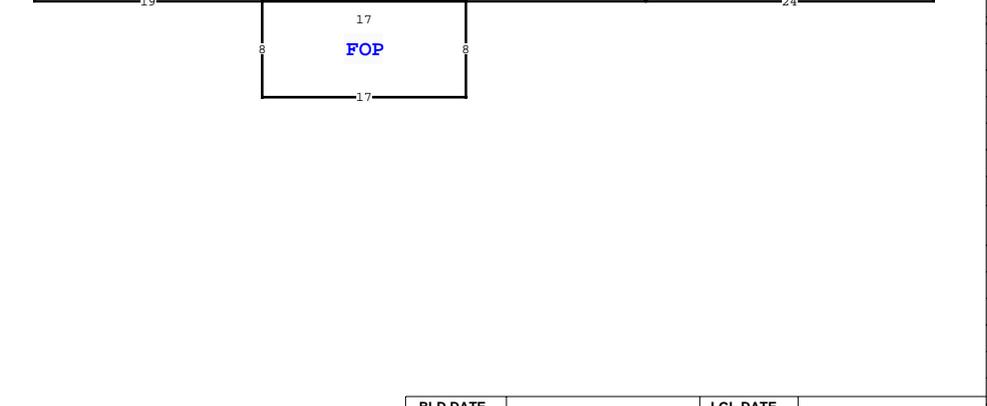
2026

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 Floor	14	CARPET 70
Interior Floor	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

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	104.76	167,721	1980	1980	0	0	35.00	65.00



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	93,766
FCP	543	25		136	9,261
FOP	136	30		41	2,792
UST	105	45		47	3,201
TOTALS	2,161			1,601	109,019

COLUMBIA COUNTY PROPERTY			PAGE 1 of 3	2
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			133,470	
TOTAL MARKET OB/XF VALUE			9,600	
TOTAL LAND VALUE - MARKET			13,230	
TOTAL MARKET VALUE			156,300	
SOH/AGL Deduction			7,326	
ASSESSED VALUE			148,974	
TOTAL EXEMPTION VALUE	HX HB WX SX		20,630	
BASE TAXABLE VALUE			128,344	
TOTAL JUST VALUE			156,300	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			156,300	

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

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	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	

TOTAL OB/XF												9,600												
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	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							

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS= W51 S27 E19 FOP= S8 E17N8 W17S E32 FCP= E24 N27 W9 S7
W15 S20S N20 UST= E15 N7 W15 S7S N7S.

