COMM SW COR OF NE1/4, RUN W 189.
E 212.70 FT FOR POB, CONT N 21 D
DEG E 194.30 FT, S 22 DEG E 97 F

BROWN CALEB R/BROWN JASON L
591 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2026

20-3S-17-05391-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

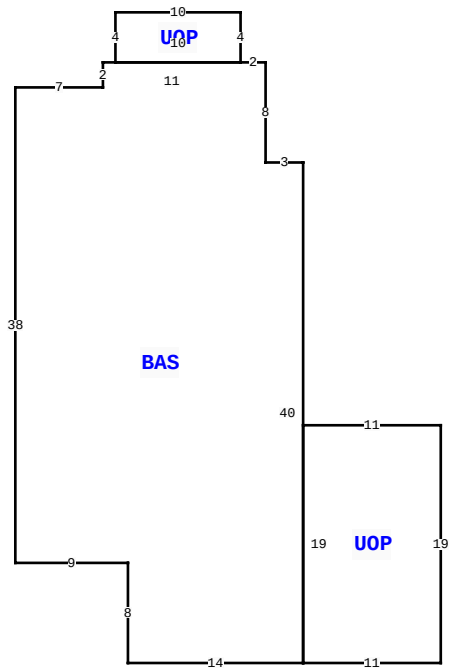
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
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 07
NEIGHBORHOOD/LOC	20317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	994	100		994	72,079
UOP	40	20		8	580
UOP	209	20		42	3,046
TOTALS	1,243			1,044	75,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,044	97.8640	111.56	116,469	1950	1963	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2016 Heated Area: 994 HX Base Yr 2016



591 NE DOUBLE RUN RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		75,705
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		9,409
TOTAL MARKET VALUE		85,314
SOH/AGL Deduction		16,996
ASSESSED VALUE		68,318
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		43,318
TOTAL JUST VALUE		85,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1305/0435	11/30/2015	QC	U	I	11	100
GRANTOR: TOMMY L & BELINDA R B						
GRANTEE: CALEB R & JASON L B						
1232/1819	4/04/2012	LE	U	I	14	100
GRANTOR: TOMMY L & BELINDA R B						
GRANTEE: TOMMY L & BELINDA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 N8 W2 UOP= N4 W10 S4 E10$ W11 S2 W7 S38 E9 S8 E14
UOP= E11 N19 W11 S19 $ N40$.

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	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0100	C	SFR	50			0.00	0.00	18,818.00	SF		1.00	1.00	1.00	0.50	0.50	9,409							

REVIEW DATE 08/24/2015 BY DF Total Acres: 0.43 Total Land Value: 9,409 Market: 0 Agricultural: 0 Common: 9,409 PRINTED 05/12/2026 BY SYS