COMM SW COR OF SEC, N 1166.49 FT
FT, N 289.41 FT, N 12 DEG E 446.
S R/W OF BROWN RD, S 73 DEG E 81

ODUM MARY JEAN/BENNETT ANDREW WILLIAMS JR
1954 NW BROWN RD
LAKE CITY, FL 32055

2027

21-3S-16-02216-033

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.00	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

1954 NW BROWN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	560
SOH/AGL Deduction	0
ASSESSED VALUE	560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	560
TOTAL JUST VALUE	24,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056752	New Residential C	325,000	10/12/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/1909	9/22/2026	WD	U	V	11	100
GRANTOR: ODUM MARY JEAN						
GRANTEE: ODUM MARY JEAN						
1565/2355	3/20/2026	QC	U	V	11	0
GRANTOR: ODUM HERMAN J LIVING						
GRANTEE: ODUM MARY JEAN						

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

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
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	280.00	280.00	560							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 2.00 Total Land Value: 560 Market: 24,000 Agricultural: 560 Common: 0 PRINTED 11/17/2026 BY SYS