COMM AT THE SE COR OF THE NE 1/4
1/4 OF THE SW 1/4 THENCE W 315.1
CONT W 345.61 FT, N 658.16 FT, W

BROSHAR UNLIMITED INC
373 NW HILLSBORO ST
LAKE CITY, FL 32055

2027

21-3S-17-05531-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	21317.00	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

1052 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	42,500
SOH/AGL Deduction	13,883
ASSESSED VALUE	28,617
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,617
TOTAL JUST VALUE	42,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/2404	10/01/2026	WD	Q	I	01	78,000
GRANTOR: GOEL AARON						
GRANTEE: BROSHAR UNLIMITED I						
1436/784	3/26/2021	QC	U	I	11	21,400
GRANTOR: WAGNER ALONSO						
GRANTEE: GOEL AARON						

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
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

TOTAL OB/XF 500

LAND DESCRIPTION

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	0700	C	MISC RES	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	42,000							

REVIEW DATE 09/03/2015 BY DF Total Acres: 7.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS