

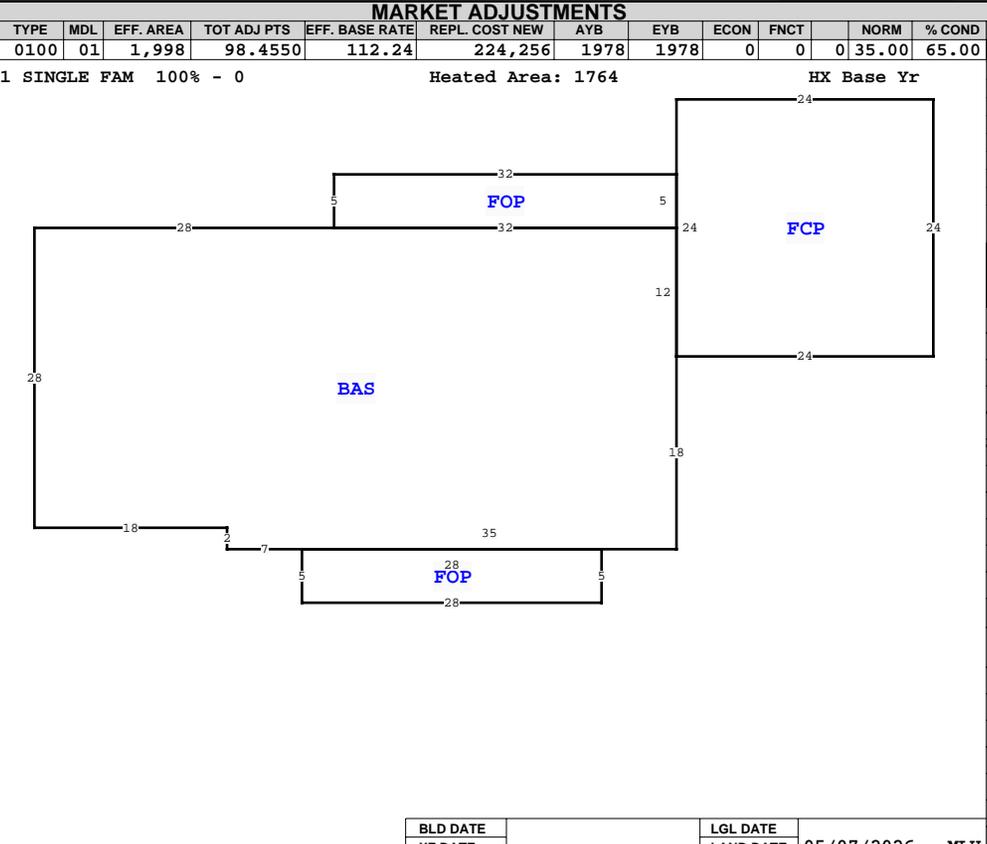
COMM NW COR OF SW1/4 OF SE1/4, R
FOR POB, CONT E 659.73 FT, S 132
660.70 FT, N 1320.53 FT TO POB.

THE BREWIN TRUST DATED DECEMBER 20TH 2018
421 SE HICKS GRIFFIN GLN
LAKE CITY, FL 32025

2026

22-4S-17-08704-001

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
08	WD OR PLY 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 90		
06	VINYL ASB 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Frame	NONE	100
	Stories	1.	1. 100
	Architectural Units	05	CONV 100
	Condition Adj	03	03 100
	Kitchen Adjus	01	01 100
	Quality	05	05
	DOR CODE	5000	IMPROVED AG
	MAP NUM		MKT AREA 02
	NEIGHBORHOOD/LOC	22417.00	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	1,764 128,694
FCP	576	25	144 10,506
FOP	140	30	42 3,064
FOP	160	30	48 3,502
TOTALS	2,640		1,998 145,766



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		145,766	
TOTAL MARKET OB/XF VALUE		3,600	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		162,686	
SOH/AGL Deduction		68,897	
ASSESSED VALUE		93,789	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		42,378	
TOTAL JUST VALUE		309,366	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,807	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/2410	3/13/2019	WD	U	I	30	0
GRANTOR: ROBERT R III & JENNIF						
GRANTEE: ROBERT R III & JENN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BAS= W28 S28 E18 S2 E7 FOP= S5 E28 N5 W28 E35 N18 FCP= E24 N24 W24 S24 N12 FOP= N5W32 S5 E32 W32.	

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200
2	0080	DECKING	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	800
3	0214	GRN HOUSE	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	500
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	500
5	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	200
6	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	200
7	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	200

LAND DESCRIPTION															TOTAL OB/XF									
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	152,000							