

BEG ON E R/W LINE OF US HWY 41  
& N LINE OF S1/2 OF SW1/4,  
SW 346 FT, E 268.40 FT, S 50

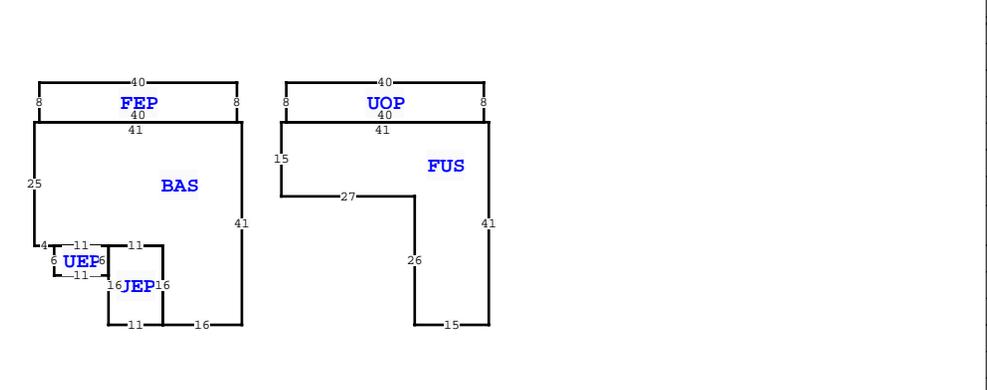
BROWN DONALD E  
P O BOX 540777  
ORLANDO, FL 32854-0777

**2026**

22-6S-17-09726-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	04 SINGLE SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	0 100
Bathrooms	0 100
Frame	01 NONE 100
Stories	2. 2. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,853	33.2640	37.92	146,106	1900	1900	0	0	25	35.00	40.00



Quality	01 01				
DOR CODE	0101 SFRES/SFRES				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	22617.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,306	100		1,306	19,810
FEP	320	80		256	3,883
FUS	1,020	100		1,020	15,471
SFB	992	80		794	12,043
UCP	928	20		186	2,821
UEP	66	60		40	607
UEP	176	60		106	1,608
UOP	320	20		64	971
UOP	403	20		81	1,229
TOTALS	5,531			3,853	58,442

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			174,723
TOTAL MARKET OB/XF VALUE			9,800
TOTAL LAND VALUE - MARKET			106,200
TOTAL MARKET VALUE			290,723
SOH/AGL Deduction			51,923
ASSESSED VALUE			238,800
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			238,800
TOTAL JUST VALUE			290,723
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			265,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/1513	3/26/2008	WD	Q	I	01	100
GRANTOR: LUCY PENNELL MEANS						
GRANTEE: DONALD E BROWN						
0949/1077	2/11/2002	QC	Q	I	01	100
GRANTOR: MARJORIE BROWN TRUST						
GRANTEE: DAVID H MEANS						

EXTRA FEATURES		285 SE CLUBHOUSE LN, LAKE CITY														
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	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	700	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION		TOTAL OB/XF 9,800																						
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	0		A-1	0.00	0.00	4.79	AC		1.00	1.00	1.00	12,000.00	12,000.00	57,480							
2	0100	C	SFR	0		A-1	0.00	0.00	2.06	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,720							
3	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
4	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE		BY		DF		Total Acres: 8.85		Total Land Value: 106,200		Market: 0		Agricultural: 0		Common: 106,200		PRINTED 05/12/2026 BY SYS	
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