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

2027

22-6S-17-09726-001

BUILDING CHARACTERISTICS

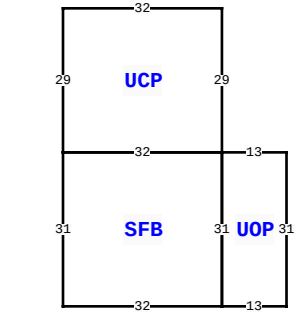
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22617.00	1.00/

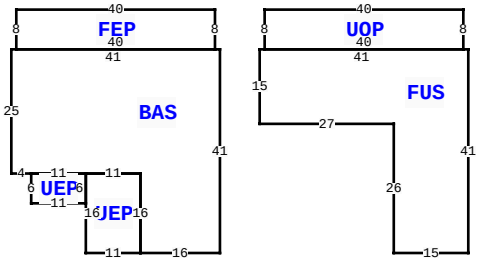
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,306	100		1,306	19,115
FEP	320	80		256	3,747
FUS	1,020	100		1,020	14,929
SFB	992	80		794	11,621
UCP	928	20		186	2,722
UEP	66	60		40	586
UEP	176	60		106	1,552
UOP	320	20		64	937
UOP	403	20		81	1,186
TOTALS	5,531			3,853	56,392

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	36.59	140,981	1900	1900	0	0	25	35.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 3318 HX Base Yr





285 SE CLUBHOUSE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	700	
2	0190	FPLC PF	0	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	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	168,592
TOTAL MARKET OB/XF VALUE	9,800
TOTAL LAND VALUE - MARKET	106,200
TOTAL MARKET VALUE	284,592
SOH/AGL Deduction	21,912
ASSESSED VALUE	262,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,680
TOTAL JUST VALUE	284,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,666

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 FEP= N8 W40 S8 E40$ W41 S25 E4 UEP= S6 E11 N6 W11$ E11 UEP= S16 E11 N16 W11$ E11 S16 E16 N41$ PTR= E50 FUS= W1 UOP= N8 W40 S8 E40$ W41 S15 E27 S26 E15 N41$ W50$ PTR= N30 SFB= N31 UCP= N29 W32 S29 E32$ W32 S31 E32$ UOP= E13 N31 W13 S31$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 9,800

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	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 02/07/2018 BY DF Total Acres: 8.85 Total Land Value: 106,200 Market: 0 Agricultural: 0 Common: 106,200 PRINTED 11/17/2026 BY SYS

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

2027

22-6S-17-09726-001

BUILDING CHARACTERISTICS

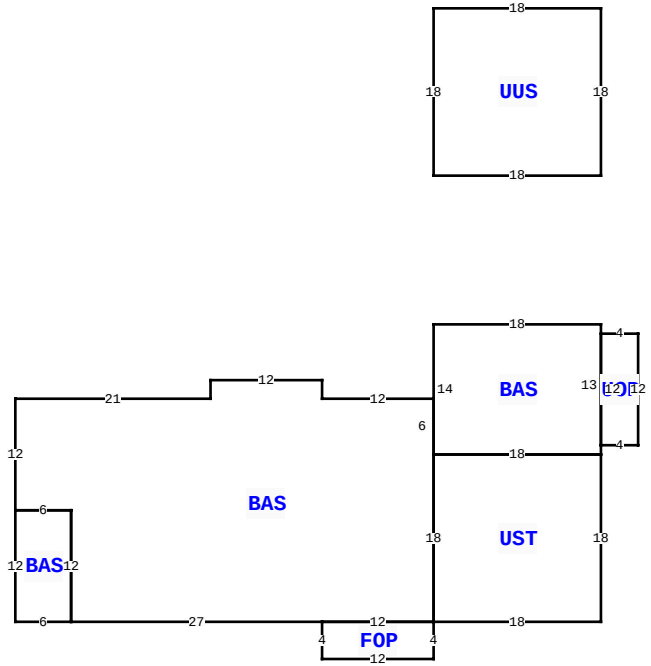
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	26	ALM SIDING 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	72	100		72	4,786
BAS	252	100		252	16,751
BAS	1,032	100		1,032	68,596
FOP	48	30		14	931
UOP	48	20		10	665
UST	324	45		146	9,705
UUS	324	50		162	10,768
TOTALS	2,100			1,688	112,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,688	92.9628	102.26	172,615	1940	1940	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1356 HX Base Yr



285 SE CLUBHOUSE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	168,592
TOTAL MARKET OB/XF VALUE	9,800
TOTAL LAND VALUE - MARKET	106,200
TOTAL MARKET VALUE	284,592
SOH/AGL Deduction	21,912
ASSESSED VALUE	262,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,680
TOTAL JUST VALUE	284,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,666

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						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W18 BAS= N6 W12 N2 W12 S2 W21 S12 BAS= S12 E6 N12 W6$ E6 S12 E27 FOP= S4 E12 N4 W12$ E12 N18$ S18 E18 N18$ BAS= N1 UOP= E4 N12 W4 S12$ N13 W18 S14 E18$ PTR= N30 UUS= N18 W18 S18 E18$ S30$.

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

REVIEW DATE 02/07/2018 BY DF Total Acres: 8.85 Total Land Value: 106,200 Market: 0 Agricultural: 0 Common: 106,200 PRINTED 11/17/2026 BY SYS