

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

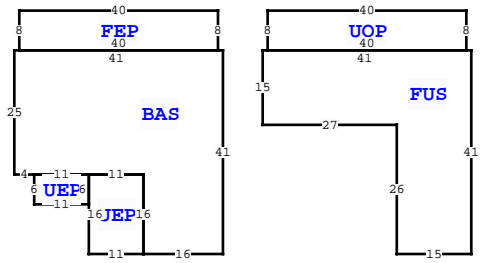
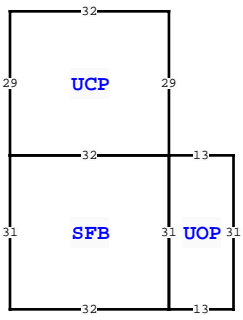
2026

22-6S-17-09726-001

BUILDING CHARACTERISTICS		
ELEMENT	CD	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

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	37.26	143,563	1900	1900	0	0	25	35.00	40.00

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



Quality	01	01			
DOR CODE	0101SFRES/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	19,465
FEP	320	80		256	3,816
FUS	1,020	100		1,020	15,202
SFB	992	80		794	11,834
UCP	928	20		186	2,772
UEP	66	60		40	596
UEP	176	60		106	1,580
UOP	320	20		64	954
UOP	403	20		81	1,207
TOTALS	5,531			3,853	57,425

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	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	

285 SE CLUBHOUSE LN, LAKE CITY										BLD DATE		LGL DATE	05/06/2026	MLU			
										XF DATE		LAND DATE					
										INC DATE		AG DATE					
TOTAL OB/XF																	9,800

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				171,666	
TOTAL MARKET OB/XF VALUE				9,800	
TOTAL LAND VALUE - MARKET				106,200	
TOTAL MARKET VALUE				287,666	
SOH/AGL Deduction				48,866	
ASSESSED VALUE				238,800	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				238,800	
TOTAL JUST VALUE				287,666	
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

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\$.																

