

BEG NW COR, RUN E 1299.62 FT,  
S 1335.31 FT, E 353.10 FT, S  
897.14 FT TO N R/W CR-18, W

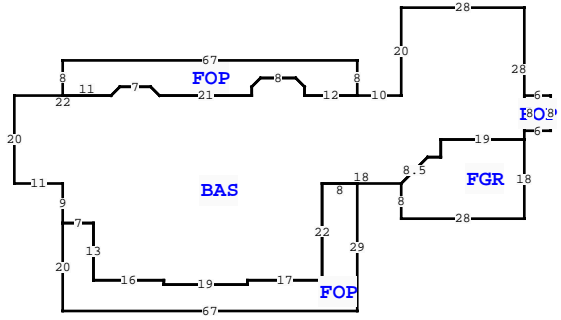
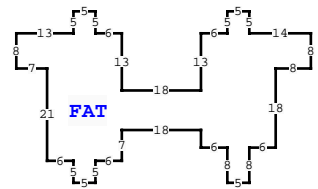
BROWN JAMES T JR/BROWN JOYE H  
1043 SE COUNTY RD 18  
LAKE CITY, FL 32024

**2026**

23-6S-17-09752-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	15	HARDTILE 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Architectual Units	05	CONV 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,942	100	
FAT	1,332	20	
FGR	450	55	
FOP	48	30	
FOP	474	30	
FOP	717	30	
TOTALS	6,963		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,827	110.3235	123.56	596,424	2009	2009	0	0	16.00	84.00
2 SINGLE FAM		100% - 0	Heated Area: 3942		HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		500,996	
TOTAL MARKET OB/XF VALUE		22,684	
TOTAL LAND VALUE - MARKET		347,625	
TOTAL MARKET VALUE		549,020	
SOH/AGL Deduction		214,077	
ASSESSED VALUE		334,943	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		279,221	
TOTAL JUST VALUE		871,305	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		877,269	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26364	SFR	1,152	10/25/2007
6052	M H	23,000	05/22/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0785/1656	1/31/1994	WD	U	I	35	77,500
GRANTOR: CLIFFORD DICKS						
GRANTEE: JAMES T BROWN						
0653/0527	5/31/1988	AD	U	I	09	57,500
GRANTOR: DICKS CLIFFORD						
GRANTEE: BROWN JAMES						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0020	BARN,FR	0	100	55	26	1.00	UT	6,000.00	100	0
2	0040	BARN,POLE	0	100	30	38	1.00	UT	0.00	100	1993
3	0260	PAVEMENT-A	0	100	0	0	20,100.00	UT	0.44	100	2005
4	0040	BARN,POLE	0	100	8	17	136.00	UT	2.50	100	2005
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	0

TOTAL OB/XF											
22,684											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	74.25	AC	1.00
3	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	2.00	AC	1.00
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	76.25	AC	1.00

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W28 S20 W10 FOP= N8 W67 S8 E11 R2 U2 E7 D2 R2 E21 N2 R2 U2 E8 D2 R2 S2 E12\$ W12 N2 L2 U2 W8 D2 L2 S2 W21 L2 U2 W7 D2 L2 W22 S20 E11 S9 FOP= S20 E67 N29 W8 S22 W17 S1 W19 N1 W16 N13 W7\$ E7 S13 E16 S1 E19 N1 E17 N22 E18 FGR= S8 E28 N18 W19 S4 W3 L6 D6 \$ U6 R6 E3 N4 E19 N2 FOP= E6 N8 W6 S8\$ N28\$ PTR= N40 FAT= N8 E6 N18 E8 N8 W14 N5 W5 S6 W13 W18 N13 W6 N5 W5 S5 W13 S8 E7 S21 E6 S5 E5 N5 E6 N7 E18 S4 E6 S8 E5\$ S40\$.											

LAND DESCRIPTION												TOTAL OB/XF												
												22,684												
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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	74.25	AC		1.00	1.00	1.00	280.00	280.00	20,790							
3	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	76.25	AC		1.00	1.00	1.00	4,500.00	4,500.00	343,125							