COMM NW COR SEC, RUN S 1908.19 F
FOR POB, RUN N 330 FT, E 660 FT,
FT TO POB.

BROWN JAMES M III/BROWN KAREN M
P O BOX 1402
LAKE CITY, FL 32056

2027

24-3S-15-00188-000

BUILDING CHARACTERISTICS

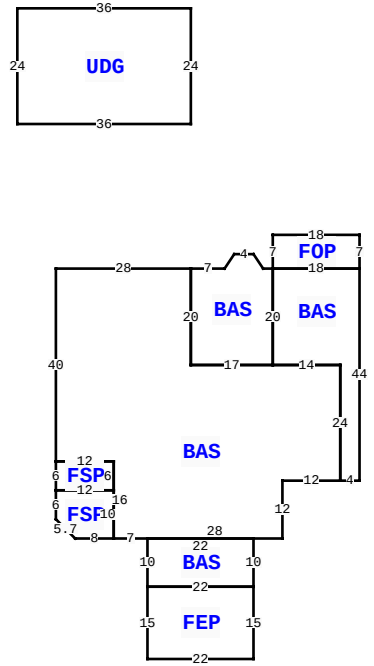
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	24315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	16,631
BAS	358	100		358	27,063
BAS	456	100		456	34,471
BAS	2,348	100		2,348	177,497
FEP	330	80		264	19,957
FOP	126	30		38	2,872
FSP	72	40		29	2,192
FSP	112	40		45	3,402
UDG	864	55		475	35,908
TOTALS	4,886			4,233	319,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,233	105.7300	116.30	492,298	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3382 HX Base Yr



835 NW CAREFREE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1945	1945	3	30	10,752	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	750.00	750.00	60	2013	2013	3	60	450	
5	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
7	0070	CARPORT UF	0	100	24	36	864.00	UT	2.50	2.50	75	2016	2016	3	75	1,620	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	319,994
TOTAL MARKET OB/XF VALUE	17,422
TOTAL LAND VALUE - MARKET	56,000
TOTAL MARKET VALUE	350,536
SOH/AGL Deduction	192,334
ASSESSED VALUE	158,202
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	106,791
TOTAL JUST VALUE	393,416
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	399,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14163	GARAGE	50	06/19/1998
9314	M H	125	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/0814	2/14/2019	QC	U	I	11	100
GRANTOR: JAMES BROWN III						
GRANTEE: JAMES M BROWN III &						
1372/2606	11/20/2018	QC	U	I	11	100
GRANTOR: JAMES BROWN III						
GRANTEE: JAMES M BROWN III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S40 E12 S16 E7 E28 N12 E12 N24 W14 W17 N20 $
UDG=[ORIG=0,-30] N24 W36 S24 E36 $
BAS=[ORIG=31,44] E4 N44 W18 S20 E14 S24 $
BAS=[ORIG=17,20] N20 W2 U3L2 W4 D3L2 W7 S20 E17 $
FEP=[ORIG=-9,66] S15 E22 N15 W22 $
BAS=[ORIG=-9,56] S10 E22 N10 W22 $
FOP=[ORIG=35,0] N7 W18 S7 E18 $
FSP=[ORIG=-28,46] S6 D4R4 E8 N10 W12 $
FSP=[ORIG=-28,40] S6 E12 N6 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,422

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 02/01/2023 BY KS Total Acres: 5.00 Total Land Value: 13,120 Market: 44,000 Agricultural: 1,120 Common: 12,000 PRINTED 11/17/2026 BY SYS