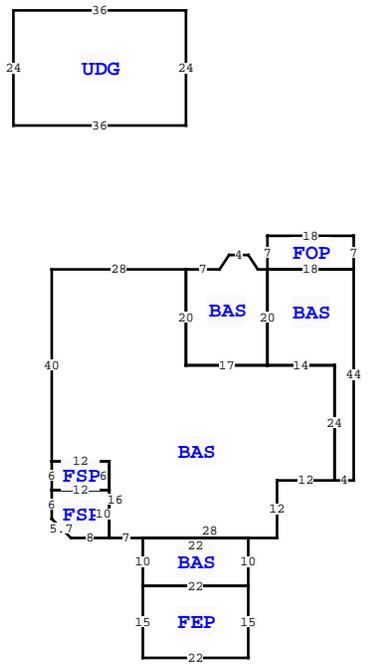




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		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
BAS	220	100	
BAS	358	100	
BAS	456	100	
BAS	2,348	100	
FEP	330	80	
FOP	126	30	
FSP	72	40	
FSP	112	40	
UDG	864	55	
TOTALS	4,886		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 0		510,203	1945	1945	0	0	35.00	65.00
				Heated Area:	3382			HX Base Yr			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		331,632	
TOTAL MARKET OB/XF VALUE		17,422	
TOTAL LAND VALUE - MARKET		56,000	
TOTAL MARKET VALUE		362,174	
SOH/AGL Deduction		208,547	
ASSESSED VALUE		153,627	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		102,216	
TOTAL JUST VALUE		405,054	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		398,249	

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 &						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	30	1945	1945	3	30	10,752	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	800	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	750.00	60	2013	2013	3	60	450	
5	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	600	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2016	2016	3	100	1,200	
7	0070	CARPORT UF	0	100	24	36	864.00	UT	2.50	75	2016	2016	3	75	1,620	
TOTALS															17,422	

LAND DESCRIPTION															TOTAL OB/XF									
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	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							

BUILDING NOTES														
835 NW CAREFREE CT, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/22/2026 MLU														
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 \$														