

BEG NW COR, RUN S 1908.19 FT, E
 330 FT, E 660 FT, S 330 FT, E 32
 1908.53 FT TO N LINE OF SEC, W A

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

2026

24-3S-15-00188-004


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
																	VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 17,550 TOTAL LAND VALUE - MARKET 509,850 TOTAL MARKET VALUE 46,102 SOH/AGL Deduction 0 ASSESSED VALUE 46,102 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 46,102 TOTAL JUST VALUE 527,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 527,400														
DOR CODE 5020 IMP AG/BARN																PERMIT NUM				DESCRIPTION				AMT		ISSUED					
MAP NUM																															
NEIGHBORHOOD/LOC 24315.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA															
																OFF RECORD Number				DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE	
																1378/0814				2/14/2019		QC U		V V		11		100			
																GRANTOR: JAMES M BROWN III															
																GRANTEE: JAMES M III & KAREN															
																1372/2606				11/20/2018		QC U		V V		11		100			
																GRANTOR: JAMES M BROWN III															
																GRANTEE: JAMES M III & KAREN															
TOTALS																BUILDING NOTES															
EXTRA FEATURES						833 NW CAREFREE CT, LAKE CITY										BUILDING DIMENSIONS															
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	0020	BARN,FR	0	0	40	67	1.00	UT	0.00	100	0	0	3	100	6,000																
2	0294	SHED WOOD/	0	0	0	0	2.00	UT	200.00	100	0	0	3	100	400																
3	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	100	0	0	3	100	1,150																
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	100	2005	2005	3	100	600																
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	100	2005	2005	3	100	600																
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	2016	2016	3	100	100																
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	2016	2016	3	100	600																
8	0030	BARN,MT	0	0	20	54	1,080.00	UT	10.00	75	2016	2016	3	75	8,100																
TOTAL OB/XF 17,550																															
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	101.97	AC		1.00	1.00	1.00	280.00	280.00	28,552														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	101.97	AC		1.00	1.00	1.00	5,000.00	5,000.00	509,850														
REVIEW DATE 04/26/2016 BY DF Total Acres: 101.97 Total Land Value: 28,552 Market: 509,850 Agricultural: 28,552 Common: 0 PRINTED 06/23/2026 BY SYS																															