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

ELEMENT	CD	CONSTRUCTION

DOR CODE	5020	IMP AG/BARN	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

833 NW CAREFREE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

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	0020	BARN,FR	0	0	40	67	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
2	0294	SHED WOOD/	0	0	0	0	2.00	UT	200.00	200.00	100	0	0	3	100	400	
3	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
8	0030	BARN,MT	0	0	20	54	1,080.00	UT	10.00	10.00	75	2016	2016	3	75	8,100	

LAND DESCRIPTION

TOTAL OB/XF 17,550

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	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 05/08/2026 BY SYS