COMM SW COR OF SEC 24 & RUN E AL
SW1/4 60.00 FT TO POB, N 2389.77
FT, N 1000 FT, E 1051.03 FT, S 1

BROWN JAMES M JR TRUST/BROWN BIANCA H TRUST
P O BOX 1402
LAKE CITY, FL 32056-1402

2026

24-3S-15-00188-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	730,225
TOTAL MARKET VALUE	28,080
SOH/AGL Deduction	0
ASSESSED VALUE	28,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,080
TOTAL JUST VALUE	730,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	730,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1139/1678	12/21/2007	TR	Q	V	01	0
GRANTOR: JEFFREY M BROWN & JAM						
GRANTEE: JAMES M BROWN JR TR						
1016/1492	5/13/2004	TR	Q	V	06	24,000
GRANTOR: JAMES M BROWN & BIANC						
GRANTEE: BIANCA H BROWN CO-T						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	95.80	AC		1.00	1.00	1.00	280.00	280.00	26,824							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	50.25	AC		1.00	1.00	1.00	25.00	25.00	1,256							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	146.05	AC		1.00	1.00	1.00	5,000.00	5,000.00	730,225							

REVIEW DATE 02/01/2023 BY KS Total Acres: 146.05 Total Land Value: 28,080 Market: 730,225 Agricultural: 28,080 Common: 0 PRINTED 05/08/2026 BY SYS