

BEG AT SE COR OF NE1/4 OF THE NW
278.78 FT, CONT N 238.98 FT, S 7
FT, TO A POINT OF A CURVE, SW'ER

BROWN JAMES M IV
765 NW CAREFREE CT
LAKE CITY, FL 32055

2026

24-3S-15-00188-008



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural Units	01	CONV	100
		0	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	2,280	100	
FOP	300	35	2023
FOP	300	35	2023
TOTALS	2,880		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	-	2012							Heated Area: 2280	HX Base Yr 2012
TOTALS			2,490		184,474								

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		184,474		
TOTAL MARKET OB/XF VALUE		10,800		
TOTAL LAND VALUE - MARKET		99,180		
TOTAL MARKET VALUE		207,509		
SOH/AGL Deduction		93,853		
ASSESSED VALUE		113,656		
TOTAL EXEMPTION VALUE	HX HB MH	51,411		
BASE TAXABLE VALUE		62,245		
TOTAL JUST VALUE		294,454		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		297,373		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046846	Electrical Servic	0	03/28/2023
29197	M H	560	02/18/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1272/2285	4/14/2014	WD	U	V	30	100
GRANTOR: JAMES M BROWN III						
GRANTEE: JAMES M BROWN IV						
1206/2733	12/22/2010	WD	U	V	16	100
GRANTOR: JAMES M BROWN III & K						
GRANTEE: JAMES M BROWN IV						

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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	2011	2011	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
4	0252	LEAN-TO W/	0	100	0	0	UT	400.00	400.00	100	2023	2022		100	400	
5	0252	LEAN-TO W/	0	100	0	0	UT	400.00	400.00	100	2023	2022		100	400	

TOTAL OB/XF														10,800			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/04/2026			MLU											

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W76 S30 E76 N30 \$													
FOP=[YR=2023;ORIG=-56,-10] E30 S10 W30 N10 \$													
FOP=[YR=2023;ORIG=-76,30] E30 S10 W30 N10 \$													

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,595							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.43	AC		1.00	1.00	1.00	280.00	280.00	2,640							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.43	AC		1.00	1.00	1.00	9,500.00	9,500.00	89,585							