COMM NE COR, RUN W ALONG N LINE POB, RUN S 3268 FT, W 1327.46 T, LINE, E APPROX 1330 FT TO POB, E

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

2026

24-3S-15-00188-009

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

351 NW CAREFREE CT, LAKE CITY

BLD DATE		LGL DATE	05/16/2023 MLU
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	12,800
TOTAL LAND VALUE - MARKET	449,500
TOTAL MARKET VALUE	28,716
SOH/AGL Deduction	0
ASSESSED VALUE	28,716
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,716
TOTAL JUST VALUE	462,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	462,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
5	0060	CARPORT F	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 12,800

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	53.60	AC		1.00	1.00	1.00	280.00	280.00	15,008							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	36.30	AC		1.00	1.00	1.00	25.00	25.00	908							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	89.90	AC		1.00	1.00	1.00	5,000.00	5,000.00	449,500							

REVIEW DATE 02/01/2023 BY KS Total Acres: 89.90 Total Land Value: 15,916 Market: 449,500 Agricultural: 15,916 Common: 0 PRINTED 05/08/2026 BY SYS