

LOT 7 SUN PARK ESTATES S/D.
915-1055, 920-2163, WD 1070-
581, 1131-1791, WD 1154-415,

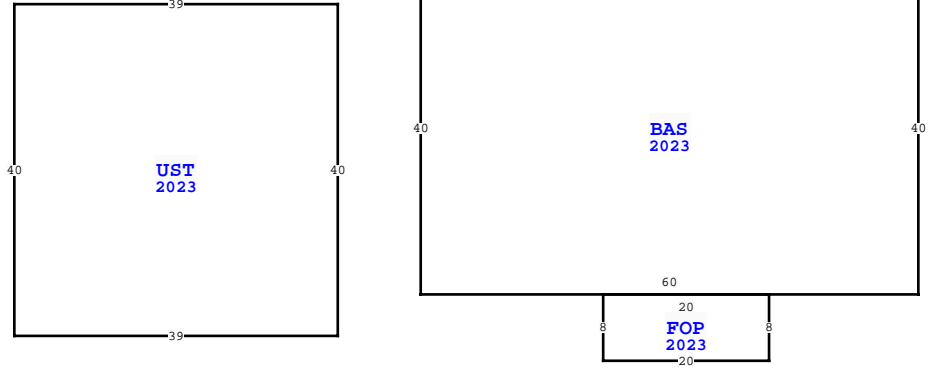
BRINKLEY LENA/BRINKLEY MATTHEW
2054 SW SALEM RD
LAKE CITY, FL 32024

2026

24-4S-15-00383-107

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	00	N/A 50
Interior Floor	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	SFR/BARND	100%	- 2023		293,480	2022	2022	0	0	0	3.75	96.25		
				Heated Area: 2400					HX Base Yr 2023					



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	24415.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2023	2,400	211,989
FOP	160	30	2023	48	4,240
FOP	160	30	2023	48	4,240
UST	1,560	45	2023	702	62,007
TOTALS	4,280			3,198	282,474

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			282,474	
TOTAL MARKET OB/XF VALUE			1,800	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			349,274	
SOH/AGL Deduction			30,063	
ASSESSED VALUE			319,211	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			267,800	
TOTAL JUST VALUE			349,274	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			316,491	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044252	New Residential C	50,000	04/25/2022
000041770	New Residential C	237,140	04/20/2021
41447	FOUNDATION ONLY		03/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/1667	9/04/2020	WD	Q	V	01	41,000
GRANTOR: MARILYN GRAHAM						
GRANTEE: LENA & MATTHEW BRIN						
1402/1851	1/02/2020	QC	U	V	11	100
GRANTOR: RA'CHELLE GRAHAM						
GRANTEE: MARILYN GRAHAM						

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	0120	CLFENCE 4	0	100	0	0	1.00	UT 1,800.00	100	2025	2024		100	1,800	

2054 SW SALEM RD, LAKE CITY				BLD DATE		LGL DATE		05/06/2026	MLU
				XF DATE		LAND DATE			
				INC DATE		AG DATE			

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=14,22] E60 S40 W60 N40 \$									
UST=[YR=2023;ORIG=-35,27] E39 S40 W39 N40 \$									
FOP=[YR=2023;ORIG=54,14] E20 S8 W20 N8 \$									
POP=[YR=2023;ORIG=36,62] E20 S8 W20 N8 \$									

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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							