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

2027

24-4S-15-00383-107

BUILDING CHARACTERISTICS

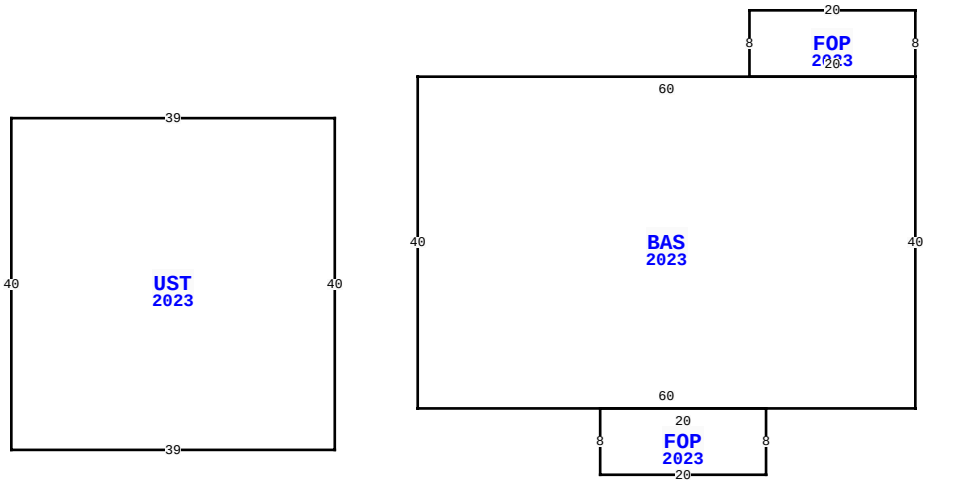
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	206,699
FOP	160	30	2023	48	4,134
FOP	160	30	2023	48	4,134
UST	1,560	45	2023	702	60,459
TOTALS	4,280			3,198	275,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	3,198	114.7125	89.48	286,157	2022	2022	0	0	0	3.75	96.25

1 SFR/BARNDO 100% - 2023 Heated Area: 2400 HX Base Yr 2023



2054 SW SALEM RD, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
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	275,426
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	342,226
SOH/AGL Deduction	13,439
ASSESSED VALUE	328,787
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	277,376
TOTAL JUST VALUE	342,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,274

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						

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 $
FOP=[YR=2023;ORIG=36,62] E20 S8 W20 N8 $
.

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

TOTAL OB/XF 1,800

LAND DESCRIPTION

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	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							

REVIEW DATE 01/09/2025 BY jerry Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS