

BEG NE COR OF SE1/4 OF SW1/4,
 RUN S 205.79 FT, W 218.04 FT,
 N 197.22 FT, E 219.70 FT TO

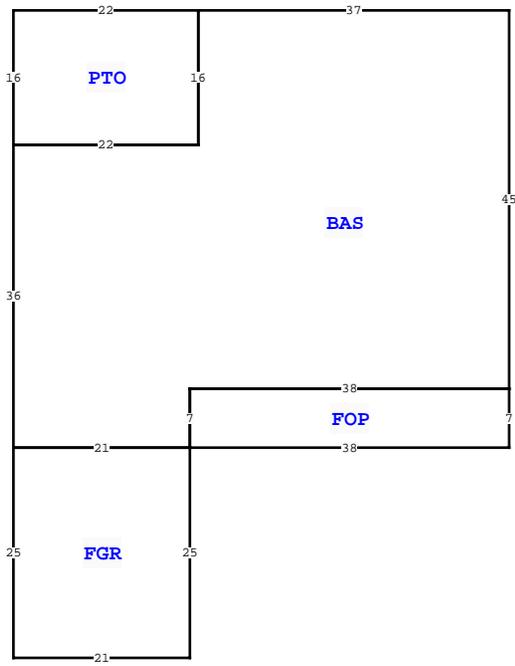
BROWN DOUGLAS M/BROWN DEBRA L
 539 SW ANGELA TERR
 LAKE CITY, FL 32024

2026

24-4S-16-03116-063

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame		N/A	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,450	100	
FGR	525	55	
FOP	266	30	
PTO	352	5	
TOTALS	3,593		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2006								
Heated Area: 2450										HX Base Yr 2006	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			268,096
TOTAL MARKET OB/XF VALUE			6,740
TOTAL LAND VALUE - MARKET			23,625
TOTAL MARKET VALUE			298,461
SOH/AGL Deduction			101,041
ASSESSED VALUE			197,420
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			146,009
TOTAL JUST VALUE			298,461
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,291
SALE:3:1: NOT TYPICAL SALE			
SALE:2:1: LOT 5, BLK 1, PICCADILLY PARK			
LAND:1:1: 0.89 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1058/2677	9/16/2005	WD	Q	I		196,000
GRANTOR: BOHANNON						
GRANTEE: DOUGLAS M & DEBRA B						
0858/2032	5/13/1998	WD	Q	I		108,000
GRANTOR: BARRANGER						
GRANTEE: BOHANNON						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	100	2,000	
2	0166	CONC,PAVMT	0	100	15	100	UT	2.00	2.00	100	1988	1988	3	100	3,000	
3	0296	SHED METAL	0	100	10	16	UT	7.00	7.00	75	1993	1993	3	75	840	
4	0120	CLFENCE 4	0	100	30	4	UT	7.50	7.50	100	2006	2006	3	100	900	

TOTAL OB/XF												
539 SW ANGELA TER, LAKE CITY												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/21/2023			MLU						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W37 PTO= W22 S16 E22 N16S16 W22 S36 FGR= S25 E21N25 W21S E21 FOP= E38 N7 W38S7S N7 E38 N45S.									

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	22,500.00	23,625.00	23,625							