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

2027

24-4S-16-03116-063

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

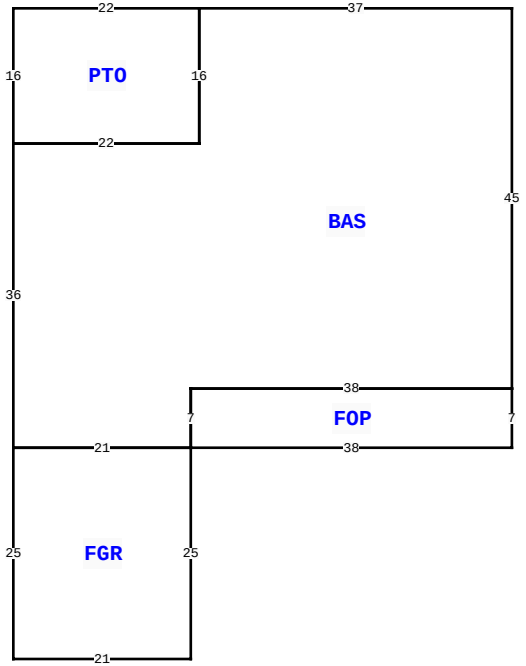
NEIGHBORHOOD/LOC 24416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,450	100		2,450	227,392
FGR	525	55		289	26,823
FOP	266	30		80	7,425
PTO	352	5		18	1,671
TOTALS	3,593			2,837	263,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,837	120.5400	132.59	376,158	1988	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2006 Heated Area: 2450 HX Base Yr 2006



539 SW ANGELA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		263,311
TOTAL MARKET OB/XF VALUE		6,740
TOTAL LAND VALUE - MARKET		23,625
TOTAL MARKET VALUE		293,676
SOH/AGL Deduction		90,333
ASSESSED VALUE		203,343
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,932
TOTAL JUST VALUE		293,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,461

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 PTO= W22 S16 E22 N16$S16 W22 S36 FGR= S25 E21N25
W21$ E21 FOP= E38 N7 W38S7$ N7 E38 N45$.

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	0180	FPLC 1STRY	0	100	0	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	1,500.00	UT	2.00	2.00	100	1988	1988	3	100	3,000	
3	0296	SHED METAL	0	100	10	16	160.00	UT	7.00	7.00	75	1993	1993	3	75	840	
4	0120	CLFENCE 4	0	100	30	4	120.00	UT	7.50	7.50	100	2006	2006	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 6,740

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

REVIEW DATE 02/18/2025 BY JB Total Acres: 1.01 Total Land Value: 23,625 Market: 0 Agricultural: 0 Common: 23,625 PRINTED 11/17/2026 BY SYS