COMM NW COR OF SEC, RUN E 529 FT, S 380.44 FT FOR POB, RUN E 203.03 FT, S 190 FT, W 203.03

BROWN TROY G/BROWN VICTORIA J
185 SW QUINCY TER
LAKE CITY, FL 32024-4381

2027

25-4S-16-03153-045

BUILDING CHARACTERISTICS

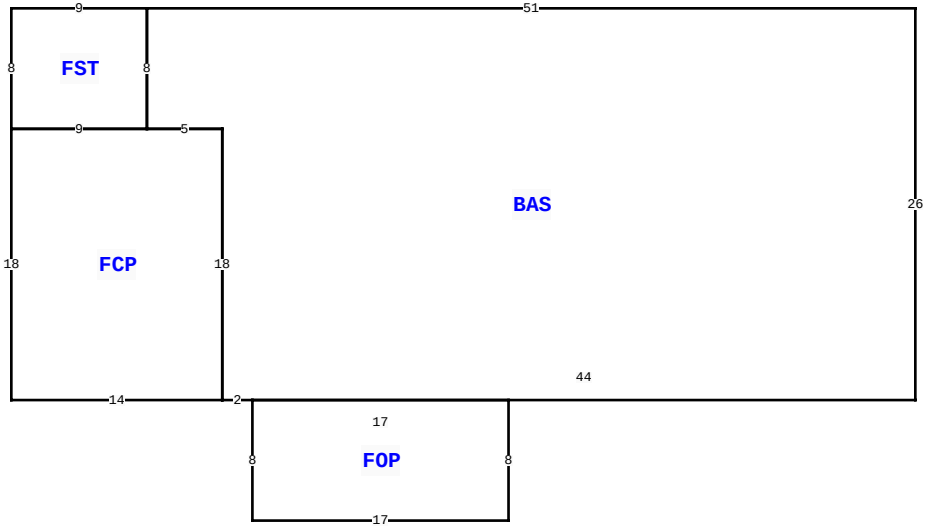
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100		1,236	126,375
FCP	252	25		63	6,442
FOP	136	30		41	4,192
FST	72	55		40	4,090
TOTALS	1,696			1,380	141,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,380	143.0000	157.30	217,074	1974	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1236 HX Base Yr 2009



185 SW QUINCY TER, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,400	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
5	0282	POOL ENCL	0	100	0	0	1,000.00	UT	7.50	7.50	100	1989	1989	3	40	3,000	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	141,098
TOTAL MARKET OB/XF VALUE	21,536
TOTAL LAND VALUE - MARKET	23,625
TOTAL MARKET VALUE	186,259
SOH/AGL Deduction	62,218
ASSESSED VALUE	124,041
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	22,630
TOTAL JUST VALUE	186,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,825

SALE:2:1: LOT 3 BLOCK K PICCADILLY PARK

LAND:1:1: 0.89 AC.

SALE:1:1: LOT 3 BLK K PICCADILLY PARK UNREC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052873	Roof Replacement	3,700	04/11/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1162/2276	10/22/2008	WD	Q	I	03	0
GRANTOR: FLIPPIN, SCOTT						
GRANTEE: TROY & VICTORIA BRO						
1160/2772	10/22/2008	WD	Q	I	03	0
GRANTOR: FLIPPIN, SCOTT						
GRANTEE: TROY BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 FST= W9 S8 E9 N8$ S8 FCP= W9 S18 E14 N18 W5$ E5S18 E2 FOP= S8 E17 N8 W17$ E44 N26$.

LAND DESCRIPTION

TOTAL OB/XF 21,536

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	190.00	203.00	1.00	LT		1.00	1.00	1.05	22,500.00	23,625.00	23,625							

REVIEW DATE 05/13/2025 BY chuck Total Acres: 0.89 Total Land Value: 23,625 Market: 0 Agricultural: 0 Common: 23,625 PRINTED 11/17/2026 BY SYS