

BEG NE COR OF SW1/4 OF SW1/4, W  
S 348.45 FT, E 626.37 FT TO E LI  
OF SW1/4, N 348.45 FT TO POB.

BRASEL KRISTA S/BRASEL JOHN N  
360 NE BACKROAD TER  
LAKE CITY, FL 32055

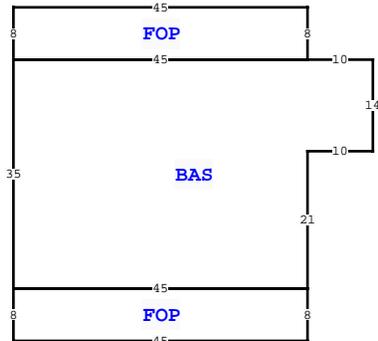
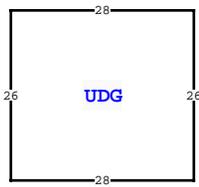
2026

28-2S-17-04772-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28217.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,715	100	
FOP	360	30	
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UDG	728	55	
TOTALS	3,163		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,331	120.2800	137.12	319,627	2009	2009	0	0	16.00	84.00
1 SINGLE FAM 100% - 2021 Heated Area: 1715 HX Base Yr 2021											



360 NE BACKROAD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			268,487
TOTAL MARKET OB/XF VALUE			44,034
TOTAL LAND VALUE - MARKET			40,581
TOTAL MARKET VALUE			353,102
SOH/AGL Deduction			97,012
ASSESSED VALUE			256,090
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			204,679
TOTAL JUST VALUE			353,102
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35750	POOL	331	08/31/2017
11174	PUMP/UTPOL	30	05/21/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1341/1377	7/22/2017	QC	U	I	11	66,000
GRANTOR: KRISTA S BRASEL						
GRANTEE: KRISTA S BRASEL & J						
1322/0310	9/15/2016	PB	U	I	18	0
GRANTOR: PROBATE ORDER						
GRANTEE: KRISTA S BRASEL						

EXTRA FEATURES	
L N	OB/XF CODE
1	0180
2	0166
3	0166
4	0280
5	0280

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W10 FOP= N8 W45 S8 E45\$ W45 S35 FOP= S8 E45 N8 W45\$ E45 N21 E10 N14\$ PTR= N30 UDG= N26 W28 S26 E28\$ S30\$.	

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	2009	2009	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	380.00	UT	2.25	2.25	100	2009	2009	3	100	855	
3	0166	CONC,PAVMT	0	100	10	280.00	UT	2.00	2.00	100	2011	2011	3	100	560	
4	0280	POOL R/CON	0	100	6	54.00	UT	70.00	70.00	100	2019	2019	3	89	3,364	
5	0280	POOL R/CON	0	100	17	598.00	UT	70.00	70.00	100	2019	2019	3	89	37,255	

LAND DESCRIPTION		TOTAL OB/XF														44,034								
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		00	0.00	0.00	5.01	AC		1.00	1.00	0.90	9,000.00	8,100.00	40,581							