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

2027

28-2S-17-04772-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	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
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 03

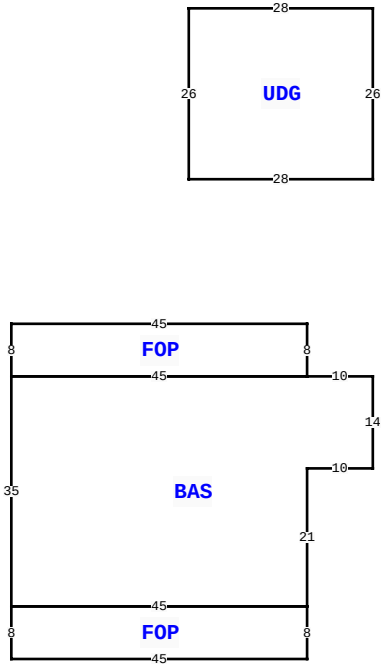
NEIGHBORHOOD/LOC 28217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100		1,715	190,606
FOP	360	30		108	12,003
FOP	360	30		108	12,003
UDG	728	55		400	44,456
TOTALS	3,163			2,331	259,069

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	132.31	308,415	2009	2009	0	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	05/11/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	380.00	UT	2.25	2.25	100	2009	2009	3	100	855	
3	0166	CONC,PAVMT	0	100	10	28	280.00	UT	2.00	2.00	100	2011	2011	3	100	560	
4	0280	POOL R/CON	0	100	6	9	54.00	UT	70.00	70.00	100	2019	2019	3	89	3,364	
5	0280	POOL R/CON	0	100	17	32	598.00	UT	70.00	70.00	100	2019	2019	3	89	37,255	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		259,069
TOTAL MARKET OB/XF VALUE		44,034
TOTAL LAND VALUE - MARKET		40,581
TOTAL MARKET VALUE		343,684
SOH/AGL Deduction		79,911
ASSESSED VALUE		263,773
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		212,362
TOTAL JUST VALUE		343,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,383

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						

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$.

LAND DESCRIPTION

TOTAL OB/XF 44,034

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		00	0.00	0.00	5.01	AC		1.00	1.00	0.90	9,000.00	8,100.00	40,581							

REVIEW DATE 08/04/2015 BY DF Total Acres: 5.01 Total Land Value: 40,581 Market: 0 Agricultural: 0 Common: 40,581 PRINTED 11/17/2026 BY SYS