PART OF LOT 9 BLOCK B RANCHETTES
COR OF NW1/4 OF NE1/4, N 390 FT
270.52 FT, S 176 FT, W 270.42 FT

KELLY JOHN W/KELLY DAYSHA L SMITH
1105 NW BROWN RD
LAKE CITY, FL 32055

2027

28-3S-16-02352-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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

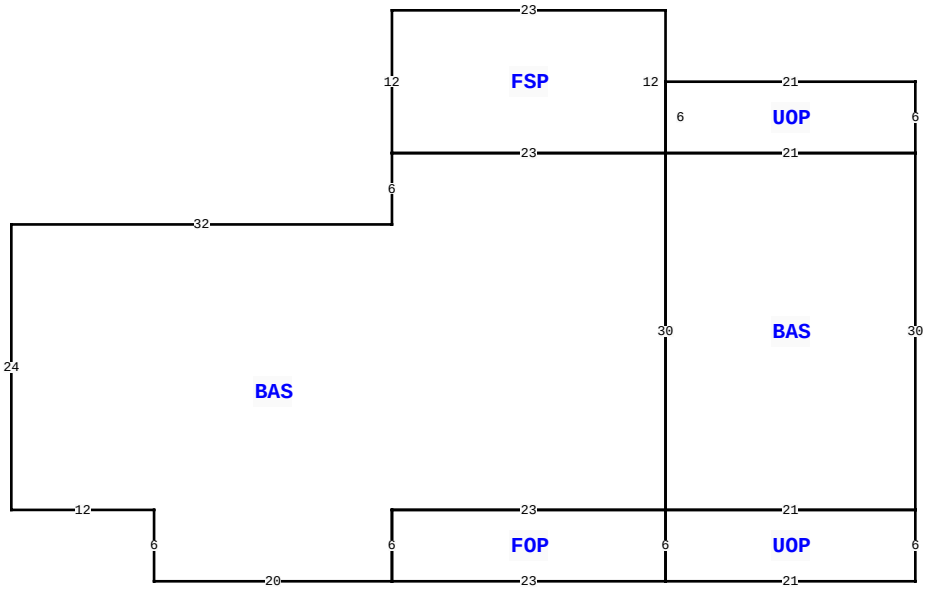
NEIGHBORHOOD/LOC 28316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	630	100		630	48,517
BAS	1,578	100		1,578	121,525
FOP	138	30		41	3,158
FSP	276	40		110	8,471
UOP	126	20		25	1,925
UOP	126	20		25	1,925
TOTALS	2,874			2,409	185,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,409	107.7120	118.48	285,418	1971	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2208 HX Base Yr 2019



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

1105 NW BROWN RD, LAKE CITY

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0260	PAVEMENT-A	0	100	12	72	864.00	UT	1.10	1.10	70	1993	1993	3	70	665	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	185,522
TOTAL MARKET OB/XF VALUE	3,565
TOTAL LAND VALUE - MARKET	14,715
TOTAL MARKET VALUE	203,802
SOH/AGL Deduction	59,977
ASSESSED VALUE	143,825
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	92,414
TOTAL JUST VALUE	203,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,184

SALE:1:1: 1.09 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046913	Solar Power Syste	50,000	04/06/2023
27262	M H	421	08/12/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/1228	10/18/2023	WD	U	I	11	100
GRANTOR: WILEY RONALD C						
GRANTEE: KELLY JOHN W						
1327/0256	10/24/2016	AG	U	I	21	125,000
GRANTOR: RONALD C WILEY & PATR						
GRANTEE: JOHN W KELLY & DAYS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S6 W32 S24 E12 S6 E20 FOP= E23 N6 W23 S6$ N6 E23
UOP= S6 E21 N6 W21$ BAS= E21 N30 UOP= N6 W21 S6 E21$ W21 S30$
N30 FSP= N12 W23 S12 E23$.

LAND DESCRIPTION

TOTAL OB/XF 3,565

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/MH	0.00	0.00	1.09	AC		1.00	1.00	1.00	13,500.00	13,500.00	14,715							

REVIEW DATE 03/08/2023 BY KS Total Acres: 1.09 Total Land Value: 14,715 Market: 0 Agricultural: 0 Common: 14,715 PRINTED 11/17/2026 BY SYS