PART OF LOT 9 BLOCK B RANCHETTES
OF SW1/4 OF NW1/4 OF NE1/4 EX S
R/W & EX THE N 100 FT OF W1/2 OF

LITTRELL HEIDI A/STEBBINS MARGARET L
1139 NW BROWN RD
LAKE CITY, FL 32055

2027

28-3S-16-02354-000

BUILDING CHARACTERISTICS

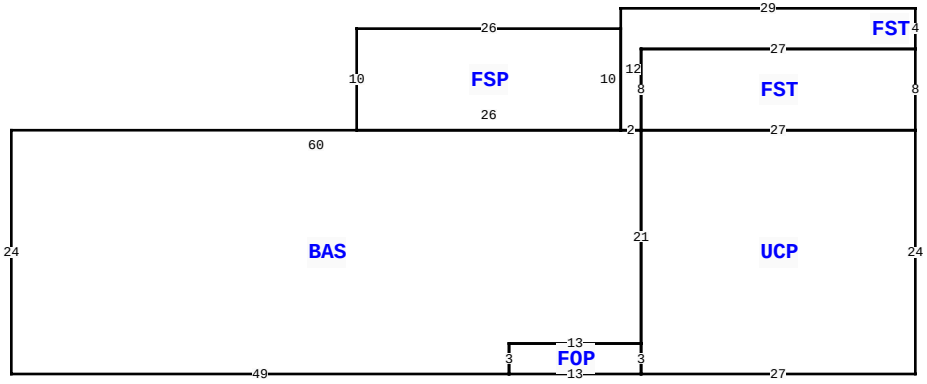
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,449	100		1,449	113,060
FOP	39	30		12	936
FSP	260	40		104	8,115
FST	132	55		73	5,696
FST	216	55		119	9,285
UCP	648	20		130	10,143
TOTALS	2,744			1,887	147,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,887	109.1250	120.04	226,515	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2020 Heated Area: 1449 HX Base Yr 2020



1139 NW BROWN RD, LAKE CITY

BLD DATE		LGL DATE	05/09/2022 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	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC,PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
4	0169	FENCE/WOOD	0	50	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
5	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,235
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		14,580
TOTAL MARKET VALUE		163,215
SOH/AGL Deduction		20,523
ASSESSED VALUE		142,692
TOTAL EXEMPTION VALUE	HA HAB	36,085
BASE TAXABLE VALUE		106,607
TOTAL JUST VALUE		163,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/1422	10/03/2013	WD	U	I	14	100
GRANTOR: GERALD B ROBINSON (LI						
GRANTEE: HEIDI A LITTRELL (R						
0876/1434	3/15/1999	WD	Q	I		72,000
GRANTOR: PODLASZEWSKI						
GRANTEE: STEBBINS						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W26 S10 E26$ BAS= W60 S24 E49 FOP= E13 N3 W13 S3$ N3E13 UCP= S3 E27 N24 W27 S21$N21FST= E27 N8 W27 S8$ FST= N8 E27 N4 W29 S12 E2$ W2$.

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	50		RSF/MH	0.00	0.00	1.08	AC		1.00	1.00	1.00	13,500.00	13,500.00	14,580							

REVIEW DATE 03/08/2023 BY KS Total Acres: 1.08 Total Land Value: 14,580 Market: 0 Agricultural: 0 Common: 14,580 PRINTED 11/17/2026 BY SYS