PART OF LOT 9 BLOCK B RANCHETTES
100 FT OF W1/2 OF SW1/4 OF NW1/4
R/W.

WILSON ROBERT E
1167 NW BROWN RD
LAKE CITY, FL 32055

2027

28-3S-16-02354-001

BUILDING CHARACTERISTICS

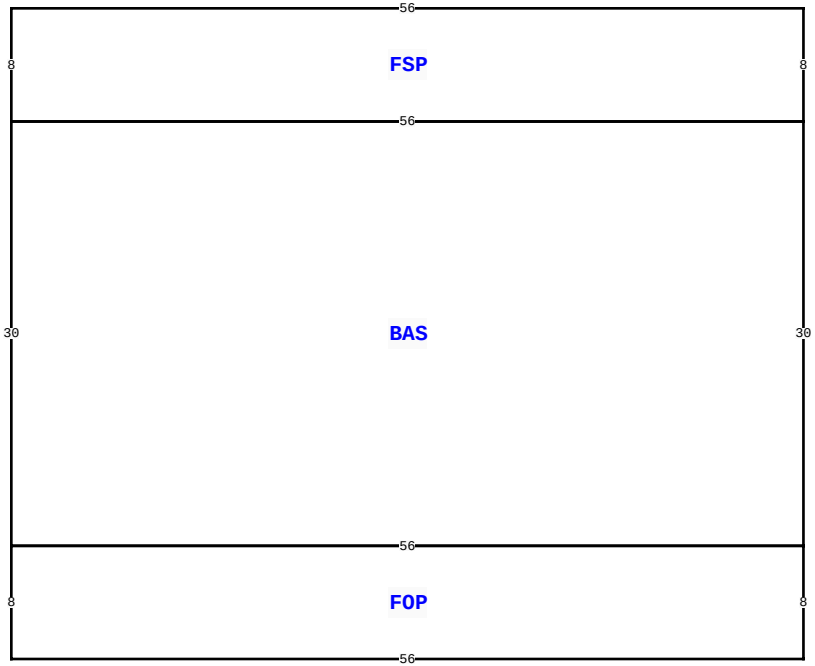
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0201	MODULAR HOME
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	1,680	100		1,680	176,026
FOP	448	30		134	14,040
FSP	448	40		179	18,755
TOTALS	2,576			1,993	208,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0211	01	1,993	136.7300	132.63	264,332	2007	2015	0	0	0	21.00	79.00

2 MODULAR 2 100% - 2023 Heated Area: 1680 HX Base Yr 2023



1167 NW BROWN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 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	0060	CARPORT F	0	100	24	36	864.00	UT	8.00	8.00	100	2008	2008	3	100	6,912	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	3,000	
3	0200	GARAGE F	0	100	16	24	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	208,822
TOTAL MARKET OB/XF VALUE	18,912
TOTAL LAND VALUE - MARKET	11,123
TOTAL MARKET VALUE	238,857
SOH/AGL Deduction	0
ASSESSED VALUE	238,857
TOTAL EXEMPTION VALUE	HX HB 13 238,857
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	238,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,857

SALE:1:1: .61 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24156	M H	275	02/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2017	6/23/2022	WD	Q	I	01	312,000
GRANTOR: JOBE JERRY						
GRANTEE: WILSON ROBERT E						
1273/1342	4/25/2014	WD	Q	I	01	149,900
GRANTOR: FERRELL DAWN BOX						
GRANTEE: JERRY & DOROTHY JOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N30 W56 S30 E56 $
FSP=[ORIG=0,-30] N8 W56 S8 E56 $
FOP=[ORIG=-56,0] S8 E56 N8 W56 $
.

LAND DESCRIPTION

TOTAL OB/XF 18,912

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	0201	C	MOD HOME	100		RSF/MH	0.00	0.00	0.62	AC		1.00	1.00	1.38	13,000.00	17,940.00	11,123							

REVIEW DATE 03/08/2023 BY KS Total Acres: 0.62 Total Land Value: 11,123 Market: 0 Agricultural: 0 Common: 11,123 PRINTED 11/17/2026 BY SYS