PART OF LOT 8 BLOCK B RANCHETTES
NE COR OF SEC, W 2250.30 FT, S 2
POB, CONT S 79.31 FT, W 271.64 F

EDINGTON NICHOLAS/EDINGTON JEWELYANA
1245 NW BROWN RD
LAKE CITY, FL 32055

**2027**

**28-3S-16-02359-004**

## BUILDING CHARACTERISTICS

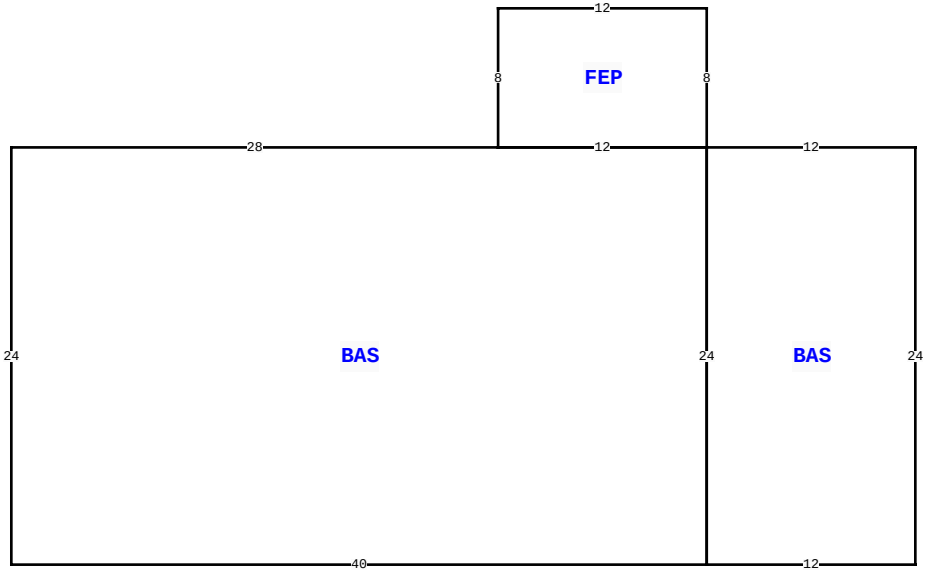
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 02 | 02 100 |
| 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 | 288 | 100 | | 288 | 34,292 |
| BAS | 960 | 100 | | 960 | 114,309 |
| FEP | 96 | 80 | | 77 | 9,168 |
| TOTALS | 1,344 | | | 1,325 | 157,770 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,325 | 133.2240 | 146.55 | 194,179 | 1989 | 2010 | 0 | 0 | 0 | 18.75 | 81.25 |

1 SINGLE FAM 100% - 2025 Heated Area: 1248 HX Base Yr 2025




1245 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,000 | |
| 2 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2023 | | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 157,770 |
| TOTAL MARKET OB/XF VALUE | | 1,300 |
| TOTAL LAND VALUE - MARKET | | 9,750 |
| TOTAL MARKET VALUE | | 168,820 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 168,820 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 117,409 |
| TOTAL JUST VALUE | | 168,820 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 171,684 |

SALE:2:1: CERT OF TITLE

SALE:1:1: 0.50 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1505/169 | 12/20/2023 | WD | Q | I | 01 | 216,000 |
| GRANTOR: DUNCAN CORBETT WYLIE | | | | | | |
| GRANTEE: EDINGTON NICHOLAS | | | | | | |
| 1424/2183 | 11/16/2020 | WD | Q | I | 01 | 140,700 |
| GRANTOR: JORDAN & TREY REGAR | | | | | | |
| GRANTEE: CORBETT W DUNCAN & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 S24 E40 BAS= E12 N24 W12 S24$ N24 FEP= N8 W12 S8 E12$ W12$.

## LAND DESCRIPTION

TOTAL OB/XF 1,300

| 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 | 0.50 | AC | | 1.00 | 1.00 | 1.50 | 13,000.00 | 19,500.00 | 9,750 | | | | | | | |

REVIEW DATE 12/27/2023 BY TP Total Acres: 0.50 Total Land Value: 9,750 Market: 0 Agricultural: 0 Common: 9,750 PRINTED 11/17/2026 BY SYS