(AKA S1/2 OF S1/2 OF LOT 8 BLOCK S/D UNR:) S1/2 OF S1/2 OF W1/2 O OF NE1/4.

DICKEY DERRICK P
1197 NW BROWN RD
LAKE CITY, FL 32055

2027

28-3S-16-02361-001

BUILDING CHARACTERISTICS

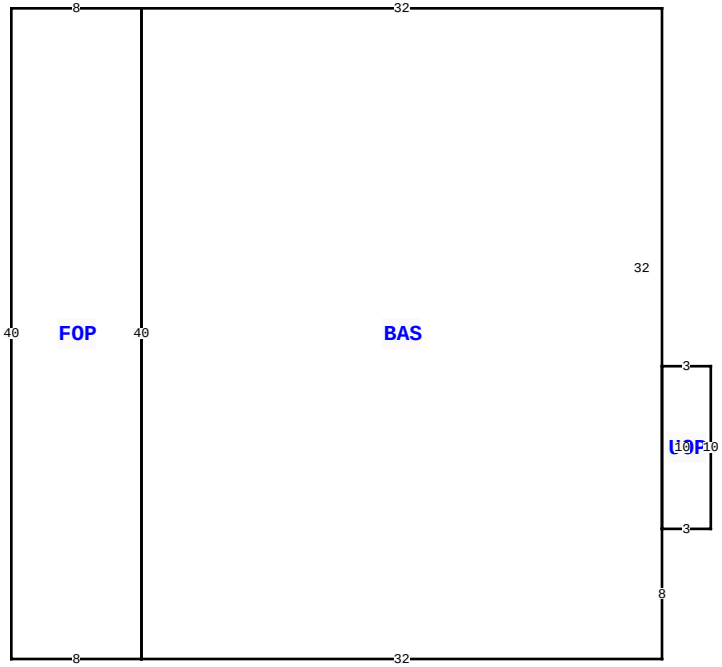
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,280	100		1,280	149,600
FOP	320	30		96	11,220
UOP	30	20		6	701
TOTALS	1,630			1,382	161,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,382	125.0000	137.50	190,025	1969	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2026 Heated Area: 1280 HX Base Yr 2026



1197 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	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0210	GARAGE U	0	100	20	32	640.00	UT	16.00	16.00	100	2009	2009	3	100	10,240	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,521
TOTAL MARKET OB/XF VALUE		14,040
TOTAL LAND VALUE - MARKET		14,375
TOTAL MARKET VALUE		189,936
SOH/AGL Deduction		0
ASSESSED VALUE		189,936
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,525
TOTAL JUST VALUE		189,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,873

XFOB:1:1: ACADEMY ID#601AG2063C ORB 783-1751

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/2419	12/16/2024	WD	U	I	41	270,000
GRANTOR: BALTZLEY EDWIN W SR						
GRANTEE: DICKEY DERRICK P						
1278/1427	7/25/2014	WD	Q	I	01	89,000
GRANTOR: FERRELL DAWN LAYTON (						
GRANTEE: EDWIN W SR & SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= W8 S40 E8 N40$ S40 E32 N8 UOP= E3 N10 W3 S10$ N32$.

LAND DESCRIPTION

TOTAL OB/XF 14,040

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	0.63	AC		1.00	1.00	1.00	11,500.00	11,500.00	7,245							
2	0000	C	VAC RES	100		RSF/MH	0.00	0.00	0.62	AC		1.00	1.00	1.00	11,500.00	11,500.00	7,130							

REVIEW DATE 02/03/2025 BY TP Total Acres: 1.25 Total Land Value: 14,375 Market: 0 Agricultural: 0 Common: 14,375 PRINTED 11/17/2026 BY SYS