N1/2 OF SW1/4 OF NE1/4, EX 3 AC & EX 4.02 AC DESC ORB 768-98 & 9 ORB 719-36 & 37 ORB 356-96 & ORB

HORTON MARGARET H
943 NW BROWN RD
LAKE CITY, FL 32055

2027

28-3S-16-02369-000

BUILDING CHARACTERISTICS

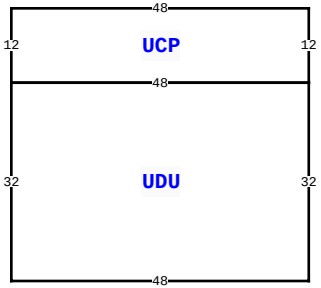
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	28316.00	1.00/

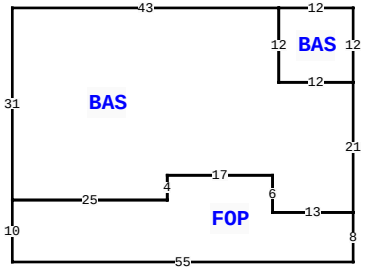
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	11,644
BAS	1,519	100		1,519	122,827
FOP	592	30		178	14,393
UCP	576	20		115	9,299
UDU	1,536	55		845	68,327
TOTALS	4,367			2,801	226,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,801	113.0880	124.40	348,444	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1663 HX Base Yr





943 NW BROWN RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	226,489
TOTAL MARKET OB/XF VALUE	9,156
TOTAL LAND VALUE - MARKET	38,350
TOTAL MARKET VALUE	273,995
SOH/AGL Deduction	155,597
ASSESSED VALUE	118,398
TOTAL EXEMPTION VALUE	HX HB SX WX 106,411
BASE TAXABLE VALUE	11,987
TOTAL JUST VALUE	273,995
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/2686	6/07/2018	QC	U	I	11	100

GRANTOR: GEORGE L HORTON & MAR

GRANTEE: GEORGE L HORTON & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S31 FOP= S10 E55 N8W13 N6 W17 S4 W25$ E25 N4 E17 S6 E13 N21 BAS= N12 W12 S12 E12$ W12 N12$ PTR=N20 UDU= N32 UCP= N12 W48 S12 E48$ W48 S32 E48$ S20$.

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	500	
2	0261	PRCH, UOP	0	100	16	20	320.00	UT	6.50	6.50	70	1993	1993	3	70	1,456	
3	0060	CARPORT F	0	100	20	22	440.00	UT	5.00	5.00	70	1993	1993	3	70	1,540	
4	0060	CARPORT F	0	100	14	40	560.00	UT	5.00	5.00	70	1993	1993	3	70	1,960	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
9	0214	GRN HOUSE	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 9,156

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		00	0.00	0.00	2.95	AC		1.00	1.00	1.00	13,000.00	13,000.00	38,350							

REVIEW DATE 03/06/2023 BY KS Total Acres: 2.95 Total Land Value: 38,350 Market: 0 Agricultural: 0 Common: 38,350 PRINTED 11/17/2026 BY SYS