

COMM NW COR OF SW1/4 OF NE1/4, S
24.16 FT TO E R/W BROWN RD. FOR
609.99 FT, S 202.59 FT, W 610.35

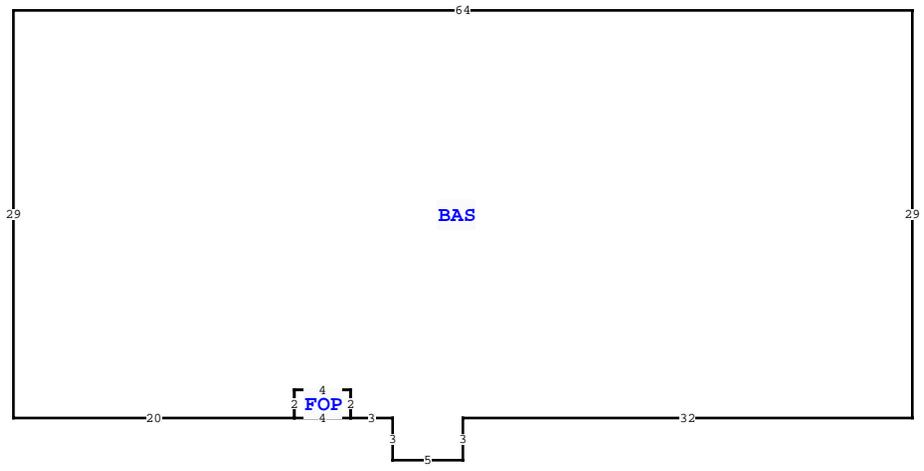
MCCOY ESTHER MAE/MCCOY STEVEN A
983 NW BROWN RD
LAKE CITY, FL 32055

2026

28-3S-16-02369-003
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	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	28316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,863	100	
FOP	8	30	
TOTALS	1,871		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 0		238,683	1991	1991	0	0	35.00	65.00
			Heated Area: 1863			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		155,144	
TOTAL MARKET OB/XF VALUE		6,129	
TOTAL LAND VALUE - MARKET		34,975	
TOTAL MARKET VALUE		196,248	
SOH/AGL Deduction		73,322	
ASSESSED VALUE		122,926	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		71,515	
TOTAL JUST VALUE		196,248	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,248	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0719/0036	5/11/1990	WD	U	V		0
GRANTOR: GEORGE HORTON						
GRANTEE: ESTHER MCCOY						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W64 S29 E20 FOP= E4 N2W4 S2\$ N2 E4 S2 E3 S3 E5 N3 E32 N29\$.	

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0060	CARPORT F	0	100	24	31	744.00	UT	5.00	70	1993	1993	3	70	2,604	
3	0296	SHED METAL	0	100	10	13	130.00	UT	5.00	50	1993	1993	3	50	325	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	100	2023	2022		100	2,000	
TOTALS															6,129	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.90	AC		1.00	1.00	1.00	13,000.00	13,000.00	24,700							
2	0000	C	VAC RES	100		RSF/MH	0.00	0.00	0.95	AC		1.00	1.00	0.83	13,000.00	10,816.00	10,275							