

LOT 3 EMERALD LAKES S/D.
794-1170, 1172, LE 1391-2569, WD

BROWN BRANDON LEON/GLASCO JACQUELINE LASHEA
156 NW WINDING PL
LAKE CITY, FL 32055

2026

28-3S-16-02372-103
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	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	1.100	
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,215	100	
FGR	460	55	
FOP	48	30	
FSP	108	40	
FSP	144	40	
TOTALS	1,975		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,583	144.6258	161.98	256,414	1994	2005	0	0	20.00	80.00	
1 SINGLE FAM			0% - 2025	Heated Area: 1215			HX Base Yr					

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		205,131
TOTAL MARKET OB/XF VALUE		8,750
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		248,881
SOH/AGL Deduction		0
ASSESSED VALUE		248,881
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		248,881
TOTAL JUST VALUE		248,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/1895	2/23/2024	WD	Q	I	01	272,000
GRANTOR: RASKA MARYSUE						
GRANTEE: BROWN BRANDON LEON						
1391/2569	8/12/2019	LE	U	I	14	100
GRANTOR: MATTHEW GEORGE & MARY						
GRANTEE: KARSON CEPLECHA & H						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1,500.00	UT	1.50	1.50	100	0
2	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2017
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2014

TOTAL OB/XF												
8,750												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W30 S29 E11 S3 E15 N3 FOP= E16 N3 W16 S3\$ N3 E16 N3FGR= E20 N23 W20 S23\$ N23 FSP= E9 N12 W9 S12\$ FSP= N12 W12 S12 E12\$ W12\$.												

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
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00