

COMM SE COR OF SEC, RUN N 898.02  
FOR POB, CONT W 449.54 FT, N 485  
FT, S 485.57 FT TO POB.

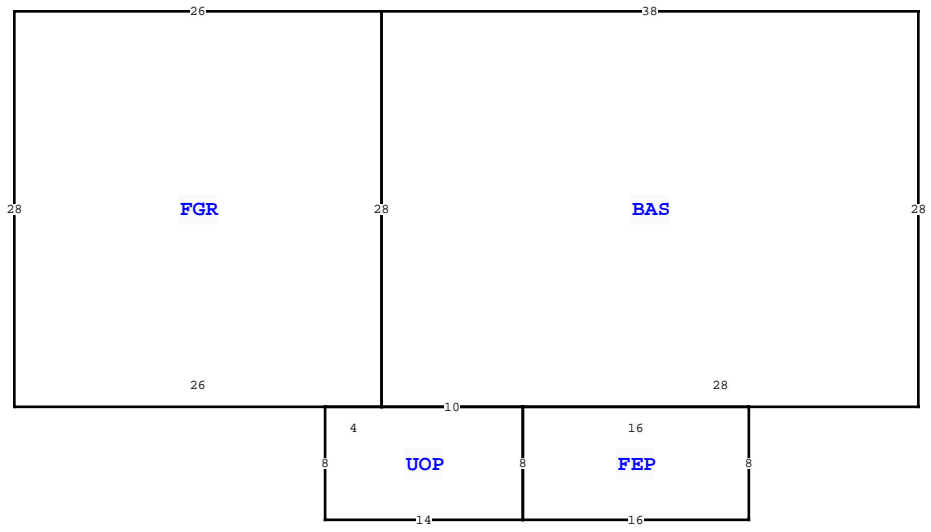
THE BROWN FAMILY TRUST  
PO BOX 2247  
LAKE CITY, FL 32056-2247

**2026**

30-4S-17-08913-005

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 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
Architactual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

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%	2017								



Quality					
DOR CODE	MAP NUM				
04 04	0100 SINGLE FAMILY				
01	01				
NEIGHBORHOOD/LOC 30417.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	76,055
FEP	128	80		102	7,291
FGR	728	55		400	28,592
UOP	112	20		22	1,572
<b>TOTALS</b>	<b>2,032</b>			<b>1,588</b>	<b>113,511</b>

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		113,511	
TOTAL MARKET OB/XF VALUE		2,785	
TOTAL LAND VALUE - MARKET		60,120	
TOTAL MARKET VALUE		176,416	
SOH/AGL Deduction		90,423	
ASSESSED VALUE		85,993	
TOTAL EXEMPTION VALUE	HX HB SX WR	85,993	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		176,416	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		171,406	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/0574	3/22/2019	WD U	I	I	11	100
GRANTOR: WILBER E BROWN JR						
GRANTEE: WILBER E BROWN JR A						
1315/1348	5/19/2016	WD U	I	I	37	65,000
GRANTOR: NEIL ANDREW DINGES						
GRANTEE: WILBER E JR & JEANN						

339 SW FAMILY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

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	0166	CONC, PAVMT	0	100	0	0		421.00	UT 1.40	1.40	100	0	0	3	100	589
2	0166	CONC, PAVMT	0	100	22	12		264.00	UT 1.50	1.50	100	1993	1993	3	100	396
3	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	300
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	800
5	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	300
6	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	400

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS= W38 FGR= W26 S28 E26 N28\$ S28 UOP= W4 S8 E14 N8 W10\$ E10  
FEP= S8 E16 N8 W16\$ E28 N28\$.

LAND DESCRIPTION												TOTAL OB/XF												
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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							