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

2027

30-4S-17-08913-005

BUILDING CHARACTERISTICS

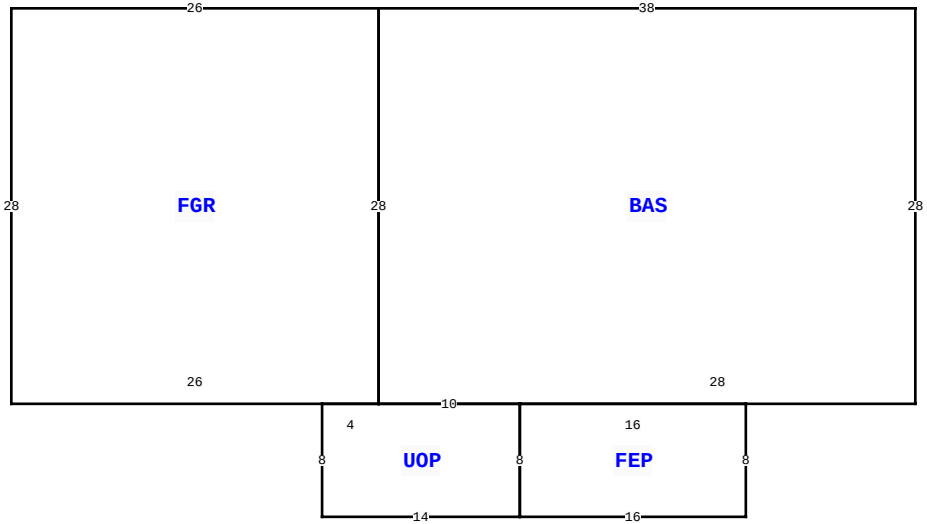
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 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	74,700
FEP	128	80		102	7,161
FGR	728	55		400	28,083
UOP	112	20		22	1,544
TOTALS	2,032			1,588	111,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,588	98.1882	108.01	171,520	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1064 HX Base Yr 2017



339 SW FAMILY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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		111,488
TOTAL MARKET OB/XF VALUE		2,785
TOTAL LAND VALUE - MARKET		60,120
TOTAL MARKET VALUE		174,393
SOH/AGL Deduction		85,820
ASSESSED VALUE		88,573
TOTAL EXEMPTION VALUE	HX HB SX WR	88,573
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		174,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,416

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	11	100
GRANTOR: WILBER E BROWN JR						
GRANTEE: WILBER E BROWN JR A						
1315/1348	5/19/2016	WD	U	I	37	65,000
GRANTOR: NEIL ANDREW DINGES						
GRANTEE: WILBER E JR & JEANN						

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 2,785

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 07/05/2017 BY DF Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS