

LOTS 4, 5, 20 & 21 EX W 25 FT OF
EX W 15 FT OF LOT 20 BLOCK 2 GWE
S/D UNIT 1.

BRASECKER CAREY C/BRASECKER KATHRYN
941 NW EADIE ST
LAKE CITY, FL 32055-3267

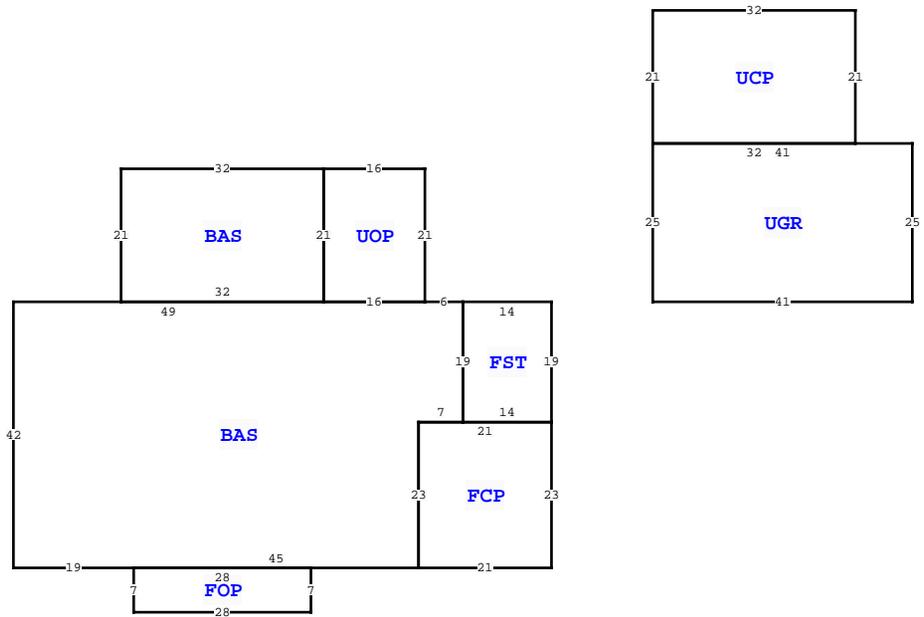
2026

31-3S-17-05973-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 70
Interior Floor	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual Units	05	CONV 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	31317.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	672	100
BAS	2,821	100
FCP	483	25
FOP	196	30
FST	266	55
UCP	672	20
UGR	1,025	45
UOP	336	20
TOTALS	6,471	

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								
Heated Area: 3493						HX Base Yr 2017					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		244,212
TOTAL MARKET OB/XF VALUE		5,763
TOTAL LAND VALUE - MARKET		32,724
TOTAL MARKET VALUE		282,699
SOH/AGL Deduction		155,237
ASSESSED VALUE		127,462
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		71,051
TOTAL JUST VALUE		282,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30	MAINT/ALTR	50	01/17/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/0996	5/07/2017	WD	U	V	11	100
GRANTOR: ELIZABETH E MANGHAM						
GRANTEE: CAREY C & KATHRYN B						
1293/2352	4/29/2015	WD	Q	I	01	118,000
GRANTOR: ELIZABETH E MANGHAM						
GRANTEE: CAREY C & KATHRYN B						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100
4	0120	CLFENCE	4	0	100	0	675.00	UT	5.50	5.50	100

TOTAL OB/XF											
5,763											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF-2	0.00	0.00	36,764.00	SF	1.00
2	0000	C	VAC RES	100			0.00	0.00	8,712.00	SF	1.00

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/27/2022 MLU											

BUILDING DIMENSIONS											
BAS= W6 UOP= N21 W16 S21 E16\$ W16 BAS= N21 W32 S21 E32\$ W49 S42 E19 FOP= S7 E28 N7 W28\$ E45 FCP= E21 N23 W21 S23\$ N23 E7 FST= E14 N19 W14 S19\$ N19\$ PTR= E30 UGR= E41 N25W41 UCP= N21 E32 S21 W32\$ S25\$ W30\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF-2	0.00	0.00	36,764.00	SF	1.00
2	0000	C	VAC RES	100			0.00	0.00	8,712.00	SF	1.00