

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

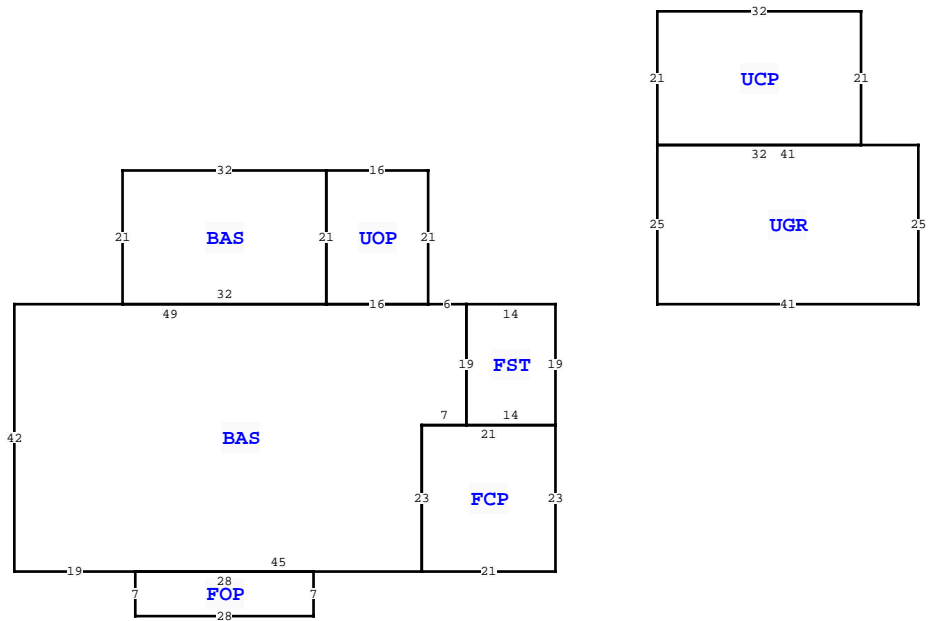
2026

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 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	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	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	239,917		
TOTAL MARKET OB/XF VALUE	5,763		
TOTAL LAND VALUE - MARKET	37,891		
TOTAL MARKET VALUE	283,571		
SOH/AGL Deduction	156,109		
ASSESSED VALUE	127,462		
TOTAL EXEMPTION VALUE	HX HB DX	56,411	
BASE TAXABLE VALUE	71,051		
TOTAL JUST VALUE	283,571		
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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES	
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\$.	

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	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
4	0120	CLFENCE	4	0	100	0	675.00	UT	5.50	5.50	100	2016	2016	3	100	3,713	

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	DPHT 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		*RSF-2	0.00	0.00	36,764.00	SF		1.00	1.00	0.70	1.10	0.77	28,308							
2	0000	C	VAC RES	100			0.00	0.00	8,712.00	SF		1.00	1.00	1.00	1.10	1.10	9,583							