

(AKA LOT 3 PINE HILL UNREC):
 COMM NE COR, RUN W 685.72 FT, S
 DEG W 811.94 FT FOR POB, RUN N 7

BROWN WILLIAM OTHEL/MILLIGAN KATHERINE JEAN
 1174 SW GRAPE ST
 LAKE CITY, FL 32024

2026

31-5S-16-03744-203



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,944	100	2026
TOTALS	1,944		2026
TOTALS			209,753

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	2	100%	-	2026							Heated Area: 1944 HX Base Yr 2026	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2026 </div>													

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			209,753	
TOTAL MARKET OB/XF VALUE			8,500	
TOTAL LAND VALUE - MARKET			117,040	
TOTAL MARKET VALUE			335,293	
SOH/AGL Deduction			0	
ASSESSED VALUE			335,293	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			283,882	
TOTAL JUST VALUE			335,293	
NCON VALUE			211,253	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			109,580	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054075	Mobile Home		09/17/2025
39787	ELECTRICAL	0	06/29/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/705	7/30/2025	QC	U	I	11	86,700
GRANTOR: BROWN WILLIAM OTHEL						
GRANTEE: BROWN WILLIAM OTHEL						
1525/2327	10/18/2024	WD	Q	I	01	145,000
GRANTOR: ZAVALA ERIK S AKA ERI						
GRANTEE: BROWN WILLIAM OTHEL						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT
2	9945	Well/Sept	0	100	0	0
3	0070	CARPORT UF	0	100	0	0

TOTAL OB/XF														8,500	
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
2	9945	Well/Sept	0	100	0	0		7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	0	0		1,500.00	100	2026	2025		100	1,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2026;ORIG=13,12] E72 S27 W72 N27 \$													

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.64	AC		1.00	1.00	1.00	11,000.00	11,000.00	117,040							