W1/2 OF SE1/4 & NE1/4 OF SW1/4 & IN QC 1487-1568.

BROWN WILLIAM L/BROWN KAREN T
722 NE CEMETERY LOOP
LAKE CITY, FL 32055-2174

2027

32-1S-17-04620-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	330,000
TOTAL MARKET VALUE	25,310
SOH/AGL Deduction	0
ASSESSED VALUE	25,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,310
TOTAL JUST VALUE	330,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,000

SALE:1:1: 80 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1690	9/08/2025	LE	U	V	14	100
GRANTOR: BROWN WILLIAM L (ENH						
GRANTEE: BROWN BRILEY NICOLE						
1487/1572	4/04/2023	QC	U	V	11	100
GRANTOR: LANGFORD SHANNON MICH						
GRANTEE: BROWN WILLIAM L						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	56.25	AC		1.00	1.00	1.00	281.00	281.00	15,806							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	445.00	445.00	3,560							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	23.75	AC		1.00	1.00	1.00	40.00	40.00	950							
4	5700	A	TIMBER 4	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	227.00	227.00	454							
5	5700	A	TIMBER 4	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	227.00	227.00	4,540							
6	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	30,000							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 110.00 Total Land Value: 25,310 Market: 330,000 Agricultural: 25,310 Common: 0 PRINTED 11/17/2026 BY SYS

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7	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	100.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	300,000							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 110.00 Total Land Value: 25,310 Market: 330,000 Agricultural: 25,310 Common: 0 PRINTED 11/17/2026 BY SYS