COMM SE COR OF SEC, RUN W 178.08
FT FOR POB, CONT N 1328.04 FT, E
APPROX 1320 FT, W APPROX 183 FT

BROWN WILLIAM L/BROWN KAREN T
772 NE CEMETERY LOOP
LAKE CITY, FL 32055

2026

32-1S-17-04621-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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	04/15/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 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	18,200
TOTAL MARKET VALUE	2,314
SOH/AGL Deduction	0
ASSESSED VALUE	2,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,314
TOTAL JUST VALUE	18,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,200

LAND:2:1: JOINS 4634-003 (69.60 AC TOTAL)

SALE:2:1: 5.20 AC

SALE:1:1: INCLUDED 04634-003 TOTAL AC 69.60

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1692	9/08/2025	LE	U	I	14	100
GRANTOR: BROWN WILLIAM L (ENH						
GRANTEE: BROWN BRILEY NICOLE						
0803/1184	3/27/1995	WD	Q	V	01	52,100
GRANTOR: DOROTHY SPRADLEY						
GRANTEE: WILLIAM & KAREN BRO						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.20	AC		1.00	1.00	1.00	445.00	445.00	2,314							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.20	AC		1.00	1.00	1.00	3,500.00	3,500.00	18,200							

REVIEW DATE 04/15/2025 BY MLU Total Acres: 5.20 Total Land Value: 2,314 Market: 18,200 Agricultural: 2,314 Common: 0 PRINTED 06/19/2026 BY SYS