COMM SW COR OF SE1/4 OF NE1/4, R
R/W WINFIELD RD, CONT N 676.53 F
FT. FOR POB, CONT EAST 325.64 FT

BROWN BERNITA JAME/BROWN RICKY JAMAL
1363 NW QUEENS ROAD
LAKE CITY, FL 32055

2026

32-2S-16-01813-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32216.00	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

1363 NW QUEEN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,200
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	46,200
SOH/AGL Deduction	0
ASSESSED VALUE	46,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,200
TOTAL JUST VALUE	46,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/1788	6/12/2023	WD	U	I	11	100
GRANTOR: HART MINNIE L						
GRANTEE: BROWN BERNITA JAME						
1102/1314	8/01/2006	WD	U	V	08	25,000
GRANTOR: SUZANNE DAVIS						
GRANTEE: MINNIE L HART						

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	100.00	100.00	100	2023	2022		100	100	
4	0263	PRCH,USP	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	9901	C	AC/XFOB	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000							

REVIEW DATE 01/04/2023 BY KS Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS