COMM AT SE COR OF SEC 32-1S-17 R
N 2646.60 FT, E 183.75 FT TO W L
FOR POB, CONT E 1978.42 FT, S 12

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

2027

33-1S-17-04634-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33117.00	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

11790 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	7,500
TOTAL LAND VALUE - MARKET	241,672
TOTAL MARKET VALUE	26,449
SOH/AGL Deduction	1,605
ASSESSED VALUE	24,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,844
TOTAL JUST VALUE	249,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23662	M H	0	09/28/2005

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						
1156/0419	8/04/2008	FS	Q	V	03	2,700
GRANTOR: COLUMBIA COUNTY FLORI						
GRANTEE: WILLIAM L & KAREN T						

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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	23.71	AC		1.00	1.00	1.00	445.00	445.00	10,549							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	280.00	280.00	8,400							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	53.71	AC		1.00	1.00	1.00	4,500.00	4,500.00	241,672							

REVIEW DATE 08/26/2026 BY JB Total Acres: 53.71 Total Land Value: 18,949 Market: 241,672 Agricultural: 18,949 Common: 0 PRINTED 11/17/2026 BY SYS