LOT 3 GENERAL WASHINGTON UNR SUR
NE1/4 OF NW1/4 EX COMM NE COR OF
HEIGHTS S/D, N 20.01 FT TO N R/W

BREWER WALTER JR/CASON DOREATHA
1215 NE MASSIE STREET
LAKE CITY, FL 32055

2026

33-3S-17-06444-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

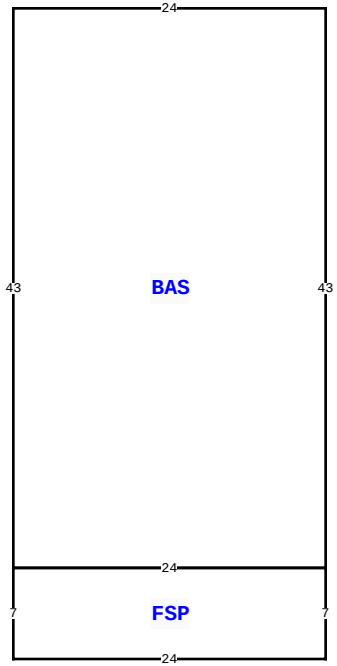
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100		1,032	21,646
FSP	168	40		67	1,405
TOTALS	1,200			1,099	23,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,099	41.6160	46.61	51,224	1946	1946	10	0	10	35.00	45.00

1 SINGLE FAM 13% - 2016 Heated Area: 1032 HX Base Yr 2016



1181 NE MASSIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		23,051
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		11,350
TOTAL MARKET VALUE		34,401
SOH/AGL Deduction		733
ASSESSED VALUE		33,668
TOTAL EXEMPTION VALUE	HA HAB	3,739
BASE TAXABLE VALUE		29,929
TOTAL JUST VALUE		34,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		34,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0951/0833	4/11/2002	PB	Q	V	01	0
GRANTOR: CLERK OF COURT (CURLE						
GRANTEE: WALTER BREWER JR						
0927/2506	5/29/2001	PB	Q	V	01	0
GRANTOR: CLERK OF COURT (CHARL						
GRANTEE: DOREATHA CASON & ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S43 FSP= S7 E24 N7 W24$E24 N43$.

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	0100	C	SFR	13		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,200.00	3,200.00	3,200							
2	9630	C	SWAMP	13		RSF/MH	0.00	0.00	2.50	AC		1.00	1.00	1.00	100.00	100.00	250							
3	0000	C	VAC RES	13		RSF/MH	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,300.00	2,300.00	4,600							
4	0100	C	SFR	13		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,300.00	3,300.00	3,300							

REVIEW DATE 11/21/2016 BY DF Total Acres: 6.50 Total Land Value: 11,350 Market: 0 Agricultural: 0 Common: 11,350 PRINTED 06/08/2026 BY SYS