COMM SE COR RUN W 2179.36 FT TO 476.67 FT, N 2655.67 FT TO N LIN E1/2 OF SEC, E 475.44 FT, S 2658

BREWIN TRUST DATED DECEMBER 20 2018
421 SE HICKS GRIFFIN GLN
LAKE CITY, FL 32025

2027

33-5S-17-09488-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33517.00	1.00/	

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

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

MARKET ADJUSTMENTS

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

981 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	203,070
TOTAL MARKET VALUE	17,364
SOH/AGL Deduction	2,571
ASSESSED VALUE	14,793
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,793
TOTAL JUST VALUE	203,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/2415	3/13/2019	WD	U	V	30	0
GRANTOR: JENNIFER H BREWIN						
GRANTEE: ROBERT R III & JENN						
1353/0119	2/05/2018	WD	U	V	11	0
GRANTOR: LONNIE HALTIWANGER TR						
GRANTEE: JENNIFER H BREWEN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	28.01	AC		1.00	1.00	1.00	370.00	370.00	10,364							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	28.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	196,070							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 29.01 Total Land Value: 17,364 Market: 196,070 Agricultural: 10,364 Common: 7,000 PRINTED 11/17/2026 BY SYS