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

2026

33-5S-17-09488-002

COLUMBIA COUNTY PROPERTY

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					

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	

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	2,974
ASSESSED VALUE	14,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,390
TOTAL JUST VALUE	203,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,040

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

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	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 06/08/2026 BY SYS