

NW1/4 OF SW1/4 OF NW1/4 & SW1/4  
 NW1/4 & BEG SE COR OF SE1/4 OF N  
 N 920 FT, W 66 FT, S 260 FT, W 6

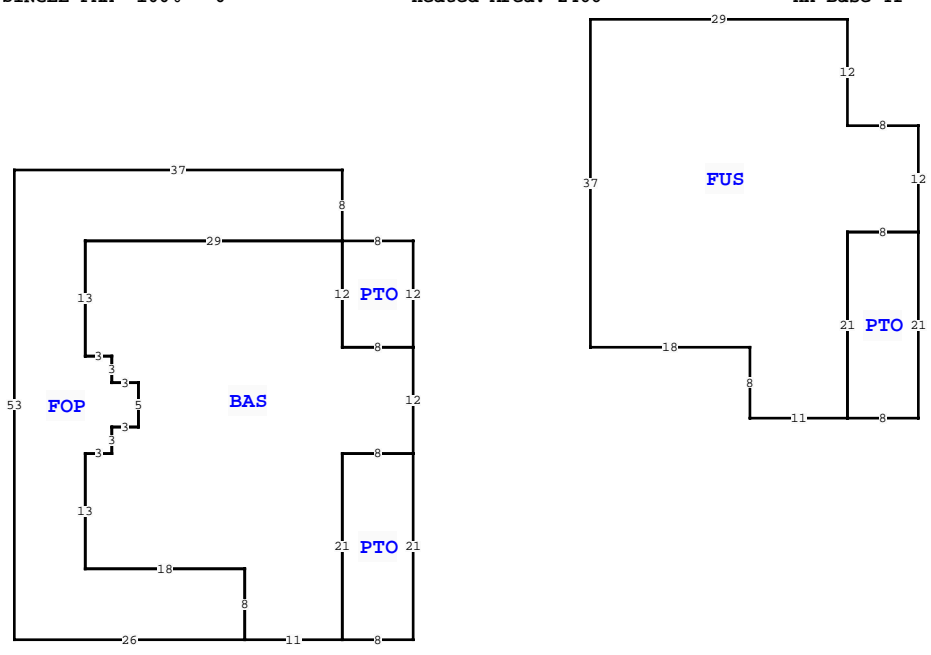
BROWN WILLIAM L/BROWN KAREN T  
 772 NE CEMETERY LOOP  
 LAKE CITY, FL 32055

**2026**

34-1S-17-04651-001  


ELEMENT		CD		CONSTRUCTION	
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	01	NONE	100		
Stories	1.5	1.5	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA			05
NEIGHBORHOOD/LOC	1117.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,209	100		1,209	94,734
FOP	848	30		254	19,903
FUS	1,257	100		1,257	98,495
PTO	96	5		5	392
PTO	168	5		8	627
PTO	168	5		8	627
TOTALS	3,746			2,741	214,778

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,741	107.6334	120.55	330,428	1990	1990	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 2466 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			214,778
TOTAL MARKET OB/XF VALUE			7,576
TOTAL LAND VALUE - MARKET			47,140
TOTAL MARKET VALUE			231,187
SOH/AGL Deduction			84,851
ASSESSED VALUE			146,336
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			94,925
TOTAL JUST VALUE			269,494
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1697	9/08/2025	LE U	I	14		100
GRANTOR: BROWN WILLIAM L (ENH)						
GRANTEE: BROWN BRILEY NICOLE						
1334/0393	4/04/2017	WD Q	V	03		20,000
GRANTOR: J C MARSH & SONS LLC						
GRANTEE: WILLIAM L & KAREN T						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	0	0	3	100	100	
3	0210	GARAGE U	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	3,000	
4	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	800	
5	0251	LEAN TO W/	0	100	16	12		192.00	UT 3.00	100	1993	1993	3	100	576	
6	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	100	2011	2011	3	100	1,800	
7	0285	SALVAGE	0	100	0	0		1.00	UT 0.00	100	2011	2011	3	100	100	

TOTAL OB/XF														7,576										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,200.00	2,200.00	2,200							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	11.40	AC		1.00	1.00	1.00	227.00	227.00	2,588							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	40.00	40.00	40							
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	21.40	AC		1.00	1.00	1.00	2,100.00	2,100.00	44,940							

BUILDING NOTES													
772 NE CEMETERY LOOP, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
12/07/2022 MLU													

BUILDING DIMENSIONS													
PTO= N12W8 S12 E8\$ BAS= W8 N12 W29 S13 E3 S3 E3 S5 W3 S3 W3 S13 E18 S8 FOP= W26 N53 E37 S8 W29 S13 E3 S3 E3 S5 W3 S3 W3 S13 E18 S8\$ E11 PTO= N21 E8 S21 W8\$ N21 E8 N12\$ PTR=E20 FUS= N37 E29 S12E8 S12 W8 S21 PTO= E8 N21 W8 S21\$ W11 N8 W18\$ W20\$.													