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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

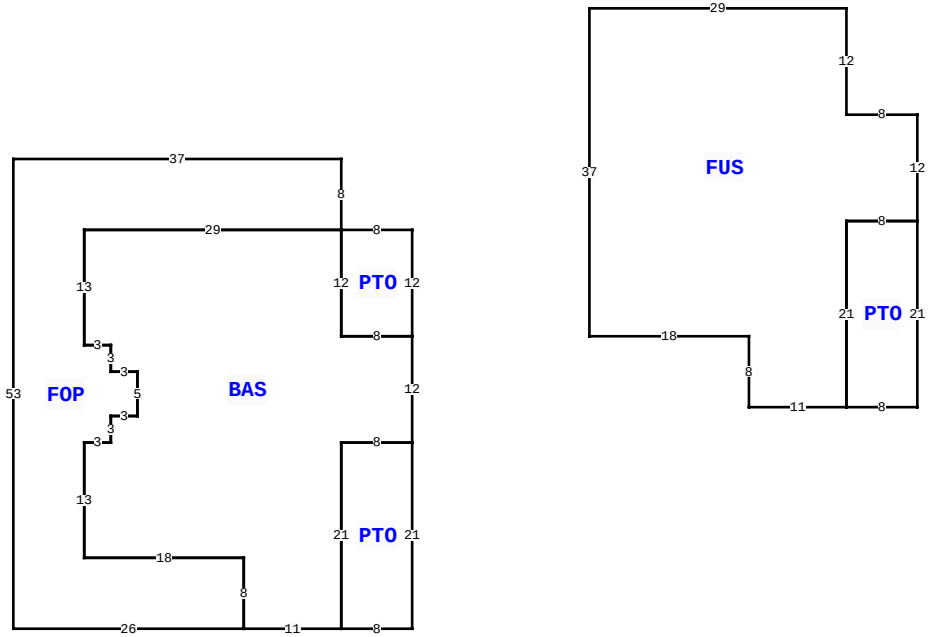
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	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	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2466 HX Base Yr



772 NE CEMETERY LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

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						

BUILDING NOTES

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 7,576

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	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							

REVIEW DATE 07/23/2015 BY DF Total Acres: 22.40 Total Land Value: 8,833 Market: 44,940 Agricultural: 6,633 Common: 2,200 PRINTED 03/24/2026 BY SYS