THAT PART OF S1/2 OF SW1/4 OF SE
FOLLOWS: THE WEST 420 FT OF THE
S1/2 OF SW1/4, SUBJECT TO CO RD

BREWIN ROBERT R IV/BREWIN HOLLY H
2134 NW LOWER SPRINGS RD
LAKE CITY, FL 32055-7305

2027

35-2S-15-00113-004

BUILDING CHARACTERISTICS

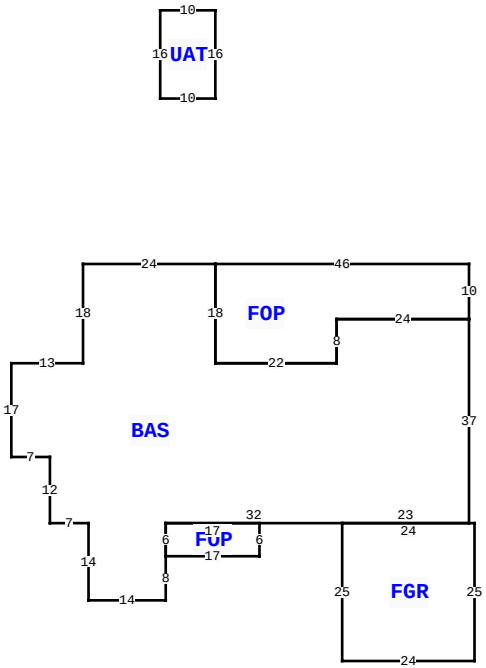
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,143	100		3,143	391,343
FGR	600	55		330	41,089
FOP	102	30		31	3,860
FOP	636	30		191	23,782
UAT	160	10		16	1,992
TOTALS	4,641			3,711	462,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,711	120.4173	132.46	491,559	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 3143 HX Base Yr 2020



2134 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	07/13/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		462,065
TOTAL MARKET OB/XF VALUE		34,595
TOTAL LAND VALUE - MARKET		100,240
TOTAL MARKET VALUE		509,791
SOH/AGL Deduction		123,848
ASSESSED VALUE		385,943
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		334,532
TOTAL JUST VALUE		596,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		605,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052233	Mobile Home		02/18/2025
000049107	Swimming Pool and	65,300	01/29/2024
37338	SFR	1,513	10/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/2075	9/13/2018	WD	U	V	11	100
GRANTOR: ROBERT R BREWIN IV &						
GRANTEE: ROBERT R BREWIN IV						
1316/1235	5/31/2016	WD	U	V	30	100
GRANTOR: JENNIFER H & ROBERT R						
GRANTEE: ROBERT R BREWIN IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S18 W13 S17 E7 S12 E7 S14 E14 N8 N6 E32
E23 N37 W24 S8 W22 N18 $
FOP=[ORIG=46,10] N10 W46 S18 E22 N8 E24 $
FGR=[ORIG=23,47] S25 E24 N25 W24 $
UAT=[ORIG=0,-30] N16 W10 S16 E10 $
FOP=[ORIG=-9,53] E17 N6 W17 S6 $
.

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	0166	CONC,PAVMT	0	100	0	0	800.00	UT	2.25	2.25	100	2019	2019	3	100	1,800	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
3	0280	POOL R/CON	0	100	29	13	377.00	UT	70.00	70.00	100	2026	2025		98	25,862	
4	0080	DECKING	0	100	0	0	715.00	UT	5.50	5.50	100	2026	2025		100	3,933	

LAND DESCRIPTION

TOTAL OB/XF 34,595

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	11.53	AC		1.00	1.00	1.00	445.00	445.00	5,131							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.53	AC		1.00	1.00	1.00	8,000.00	8,000.00	92,240							
3	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 03/20/2025 BY justin Total Acres: 12.53 Total Land Value: 13,131 Market: 92,240 Agricultural: 5,131 Common: 8,000 PRINTED 11/17/2026 BY SYS