

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

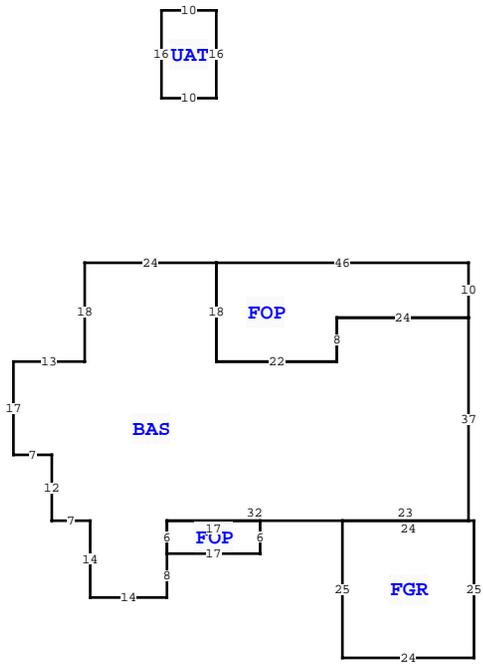
2026

35-2S-15-00113-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	3,143	100	
FGR	600	55	
FOP	102	30	
FOP	636	30	
UAT	160	10	
TOTALS	4,641		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
				Heated Area:	3143			HX Base Yr	2020		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			478,879
TOTAL MARKET OB/XF VALUE			34,595
TOTAL LAND VALUE - MARKET			100,240
TOTAL MARKET VALUE			526,605
SOH/AGL Deduction			151,754
ASSESSED VALUE			374,851
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			323,440
TOTAL JUST VALUE			613,714
NCON VALUE			32,795
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			564,988

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	800.00	UT	2.25	2.25	100	2019
2	9947	Septic	0	100	0	1.00	UT	3,000.00	3,000.00	100	2026
3	0280	POOL R/CON	0	100	29	377.00	UT	70.00	70.00	100	2026
4	0080	DECKING	0	100	0	715.00	UT	5.50	5.50	100	2026

TOTAL OB/XF											
34,595											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	11.53	AC	1.00
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	11.53	AC	1.00
3	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/04/2026 MLU											
07/13/2022 SPF											
2134 NW LOWER SPRINGS RD, LAKE CITY											

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 \$											