BEG 210 FT W OF SE COR OF NE1/4
W 135 FT, N 210 FT, E 135 FT, S

BROWN BRUCE E/BROWN TOMI J
3207 E HWY 90
LAKE CITY, FL 32055

2026

35-3S-17-07245-000

BUILDING CHARACTERISTICS

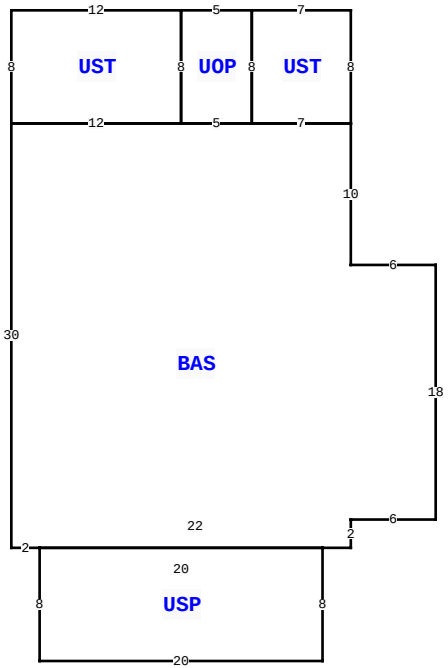
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100		828	7,639
UOP	40	20		8	74
USP	160	35		56	517
UST	56	45		25	231
UST	96	45		43	397
TOTALS	1,180			960	8,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	960	41.1840	46.13	44,285	1958	1958	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 0 Heated Area: 828 HX Base Yr



239 NE MOODY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0100	C	SFR	0			0.00	0.00	28,350.00	SF		1.00	1.00	1.00	0.25	0.25	7,088							

REVIEW DATE 02/21/2017 BY BC Total Acres: 0.65 Total Land Value: 7,088 Market: 0 Agricultural: 0 Common: 7,088 PRINTED 06/19/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	8,857
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,088
TOTAL MARKET VALUE	15,945
SOH/AGL Deduction	0
ASSESSED VALUE	15,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,945
TOTAL JUST VALUE	15,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1126/0289	7/23/2007	WD	P	I	99	12,000
GRANTOR: MARK & JOANN BRYANT						
GRANTEE: BRUCE &TOMI BROWN						
0525/0621	11/01/1983	QC	Q	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N8 W7 S8 E7$ BAS= W7 UOP= N8 W5 S8 E5$ W5 UST= N8 W12 S8 E12$ W12 S30 E2 USP= S8 E20 N8 W20$ E22 N2 E6 N18 W6 N10$.