COMM INTERS N R/W US-90 & W LINE
OF NW1/4, RUN E ALONG R/W 669.62
RUN N 176 FT, W 15 FT, N 36 FT,

BROWN BRUCE E/BROWN TOMI J
959 SE ROSSI RD
LAKE CITY, FL 32025

2027

35-3S-17-07320-000

BUILDING CHARACTERISTICS

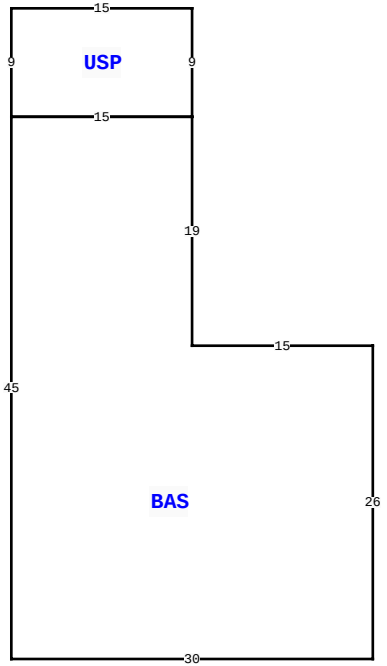
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0102	SFRES/MOBILE HOME
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	1,065	100		1,065	34,467
USP	135	35		47	1,521
TOTALS	1,200			1,112	35,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,112	45.2608	49.79	55,366	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1065 HX Base Yr



3227 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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
1	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	550	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	54,735
TOTAL MARKET OB/XF VALUE	5,650
TOTAL LAND VALUE - MARKET	41,720
TOTAL MARKET VALUE	102,105
SOH/AGL Deduction	0
ASSESSED VALUE	102,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,105
TOTAL JUST VALUE	102,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048215	Electrical Servic	0	09/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/269	12/13/2022	WD	U	I	11	100
GRANTOR: BROWN BRUCE B						
GRANTEE: BROWN BRUCE E						
1115/2207	7/11/2006	QC	Q	I	01	100
GRANTOR: MYRTLE LLOYD						
GRANTEE: BRUCE B BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N19 USP= N9 W15 S9 E15$ W15 S45 E30 N26$.

LAND DESCRIPTION

TOTAL OB/XF 5,650

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	0102	C	SFR/MH	0		00	0.00	0.00	0.88	AC		1.00	1.00	1.00	19,000.00	19,000.00	16,720							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.88 Total Land Value: 41,720 Market: 0 Agricultural: 0 Common: 41,720 PRINTED 11/16/2026 BY SYS

COMM INTERS N R/W US-90 & W LINE
OF NW1/4, RUN E ALONG R/W 669.62
RUN N 176 FT, W 15 FT, N 36 FT,

BROWN BRUCE E/BROWN TOMI J
959 SE ROSSI RD
LAKE CITY, FL 32025

2027

35-3S-17-07320-000

BUILDING CHARACTERISTICS

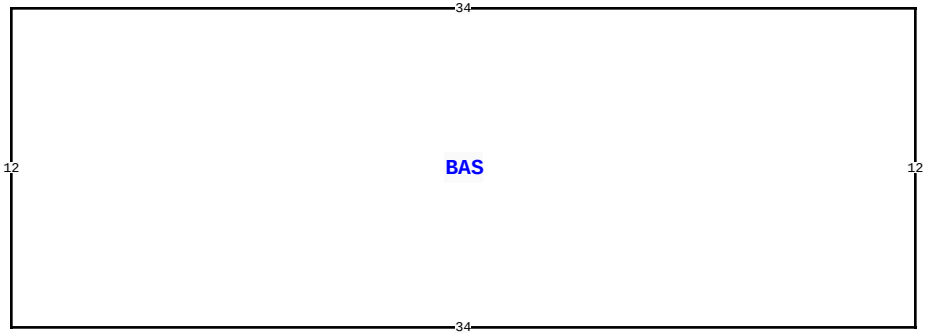
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
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	408	100		408	4,811
TOTALS	408			408	4,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	408	49.1400	29.48	12,028	1972	1972	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 408 HX Base Yr



3227 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	54,735
TOTAL MARKET OB/XF VALUE	5,650
TOTAL LAND VALUE - MARKET	41,720
TOTAL MARKET VALUE	102,105
SOH/AGL Deduction	0
ASSESSED VALUE	102,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,105
TOTAL JUST VALUE	102,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/269	12/13/2022	WD	U	I	11	100
GRANTOR: BROWN BRUCE B						
GRANTEE: BROWN BRUCE E						
1115/2207	7/11/2006	QC	Q	I	01	100
GRANTOR: MYRTLE LLOYD						
GRANTEE: BRUCE B BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S12 E34 N12$.

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.88 Total Land Value: 41,720 Market: 0 Agricultural: 0 Common: 41,720 PRINTED 11/16/2026 BY SYS

COMM INTERS N R/W US-90 & W LINE
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BROWN BRUCE E/BROWN TOMI J
959 SE ROSSI RD
LAKE CITY, FL 32025

2027

35-3S-17-07320-000

BUILDING CHARACTERISTICS

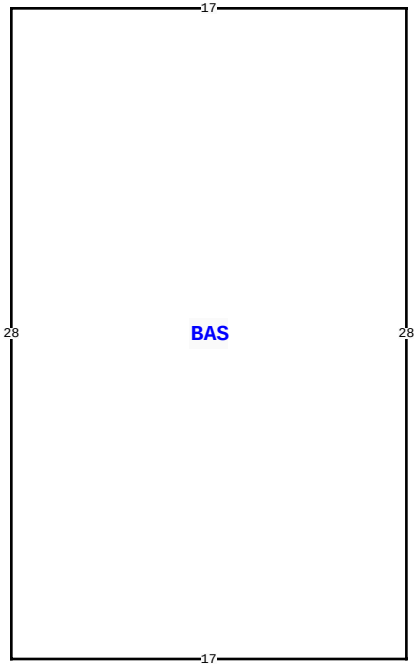
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
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	476	100		476	13,936
TOTALS	476			476	13,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	476	59.1480	65.06	30,969	1960	1960	0	0	20	35.00	45.00

3 SINGLE FAM 0% - 0 Heated Area: 476 HX Base Yr



3227 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

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ASSESSED VALUE	102,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,105
TOTAL JUST VALUE	102,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BROWN BRUCE B						
GRANTEE: BROWN BRUCE E						
1115/2207	7/11/2006	QC	Q	I	01	100
GRANTOR: MYRTLE LLOYD						
GRANTEE: BRUCE B BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S28 E17 N28$.

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.88 Total Land Value: 41,720 Market: 0 Agricultural: 0 Common: 41,720 PRINTED 11/16/2026 BY SYS