

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

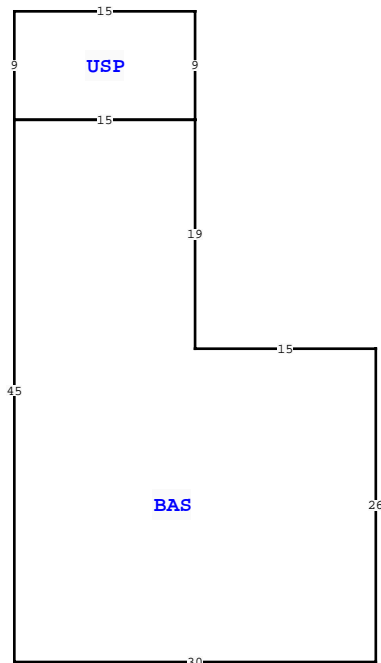
2026

35-3S-17-07320-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	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 SFRS/MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,065	100	
USP	135	35	
TOTALS	1,200		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0			56,367	1945	1945	0	0	35.00	65.00
Heated Area: 1065 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			55,641
TOTAL MARKET OB/XF VALUE			5,650
TOTAL LAND VALUE - MARKET			41,720
TOTAL MARKET VALUE			103,011
SOH/AGL Deduction			0
ASSESSED VALUE			103,011
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			103,011
TOTAL JUST VALUE			103,011
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						

EXTRA FEATURES		3227 E US HIGHWAY 90 , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0031	BARN,MT AE	0 0 0 0
2	0070	CARPORT UF	0 0 0 0
3	0294	SHED WOOD/	0 0 0 0
4	9947	Septic	0 0 0 0
5	0140	CLFENCE 6	0 0 0 0

L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
3	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	550	
4	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0140	CLFENCE 6	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

BUILDING NOTES	

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

LAND DESCRIPTION		TOTAL OB/XF 5,650																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

