

COMM INTERS OF N R/W US-90 & W L
OF NW1/4, RUN E ALONG R/W 579 FT
RUN N 546 FT, E 90 FT, S 322.75

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

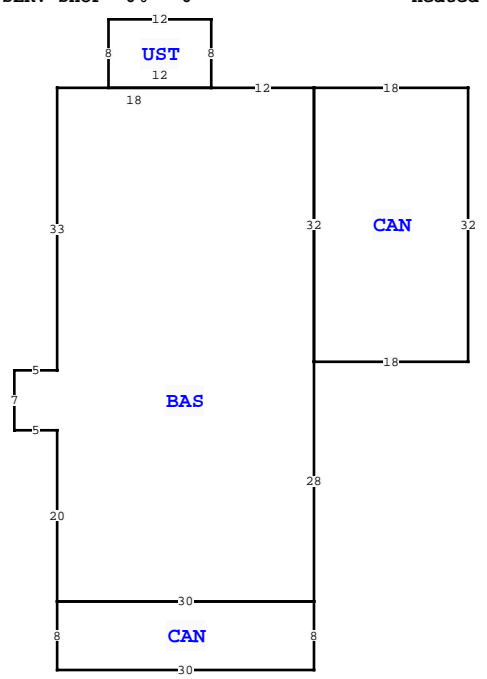
2026

35-3S-17-07320-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	03	FORCED AIR	100
Fixtures		2	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	01	01	100
Quality	04	04	
DOR CODE	2503 BOAT REPAIR/MH		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,835	100	
CAN	240	30	
CAN	576	30	
UST	96	40	
TOTALS	2,747		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
6700	04	2,118	36.4846	17.88	37,870	1975	1975	0	0	50.00	50.00	
2 SERV SHOP 0% - 0 Heated Area: 1835 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			18,935
TOTAL MARKET OB/XF VALUE			8,150
TOTAL LAND VALUE - MARKET			29,970
TOTAL MARKET VALUE			57,055
SOH/AGL Deduction			0
ASSESSED VALUE			57,055
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			57,055
TOTAL JUST VALUE			57,055
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			54,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/267	12/13/2022	WD	U	I	11	100
GRANTOR: BROWN BRUCE EDWARD						
GRANTEE: BROWN BRUCE E						
1054/0073	7/14/2005	QC	Q	I	01	36,700
GRANTOR: R LLOYD, L LLOYD JR,						
GRANTEE: BRUCE EDWARD BROWN						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0255	MBL HOME S	0	0	12	60	1.00	UT	500.00	30	1971	1971
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	100	2005	2005
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100		
TOTALS												

BLD DATE: LGL DATE: 05/14/2026 MLU
 XF DATE: LAND DATE:
 INC DATE: AG DATE:

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W12 UST= N8 W12 S8 E12\$ W18 S33 W5 S7 E5 S20 CAN= S8 E30 N8 W30\$ E30 N28 CAN= E18 N32 W18 S32\$ N32\$.

LAND DESCRIPTION													TOTAL OB/XF												
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	2500	C	SRVC SHOPS	0		00	0.00	0.00	1.11	AC		1.00	1.00	1.00	27,000.00	27,000.00	29,970								