COMM SE COR OF NE1/4, RUN N 1325
OF SE1/4 OF NE1/4, RUN W 2074.52
491.40 FT FOR POB, CONT S 5 DG W

BROWN TOM W REVOCABLE LIVING TRUST
1840 SW PALOMA CT
LAKE CITY, FL 32025

2026

36-3S-16-02598-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,625
TOTAL MARKET VALUE	2,900
SOH/AGL Deduction	0
ASSESSED VALUE	2,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,900
TOTAL JUST VALUE	75,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1375/2373	12/12/2018	WD	U	V	11	100
GRANTOR: THOMAS W BROWN						
GRANTEE: THOMAS W BROWN AS T						
1330/0801	1/26/2017	PR	U	V	30	100
GRANTOR: CLARENCE E III & THOM						
GRANTEE: THOMAS W BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	9.75	AC		1.00	1.00	1.00	281.00	281.00	2,740							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	40.00	40.00	160							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.75	AC		1.00	1.00	1.00	5,500.00	5,500.00	75,625							

REVIEW DATE 06/28/2023 **BY** KS Total Acres: 13.75 Total Land Value: 2,900 Market: 75,625 Agricultural: 2,900 Common: 0 **PRINTED** 05/08/2026 BY SYS