COMM NW COR OF SEC, E 767.43 FT,
770.18 FT, S 72 DEG E 694.02 FT,
645.67 FT FOR POB, CONT S 59 DEG

BROWN KEITH W/BROWN DONNA S
757 SW RIDGE ST
LAKE CITY, FL 32024

2026

36-3S-16-02611-035

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	274,400
TOTAL MARKET VALUE	8,722
SOH/AGL Deduction	0
ASSESSED VALUE	8,722
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,722
TOTAL JUST VALUE	274,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1555	4/21/2026	WD	Q	V	01	250,000

GRANTOR: OVERFLOW LAND TRUST

GRANTEE: BROWN KEITH W

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	5500	A	TIMBER 2	0		CI	0.00	0.00	19.60	AC		1.00	1.00	1.00	445.00	445.00	8,722							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	19.60	AC		1.00	1.00	1.00	14,000.00	14,000.00	274,400							

REVIEW DATE 07/11/2023 BY KS Total Acres: 19.60 Total Land Value: 8,722 Market: 274,400 Agricultural: 8,722 Common: 0 PRINTED 06/19/2026 BY SYS