COMM SE COR OF SEC, RUN N 45
FT, W 631.36 FT, N 346.43 FT
FOR POB, CONT N 346.43 FT, E

BROWN DAVID B/BROWN AMY
259 NW RHODEN GLN
LAKE CITY, FL 32055

**2027**

**36-4S-15-00415-021**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 04 | 04 |

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

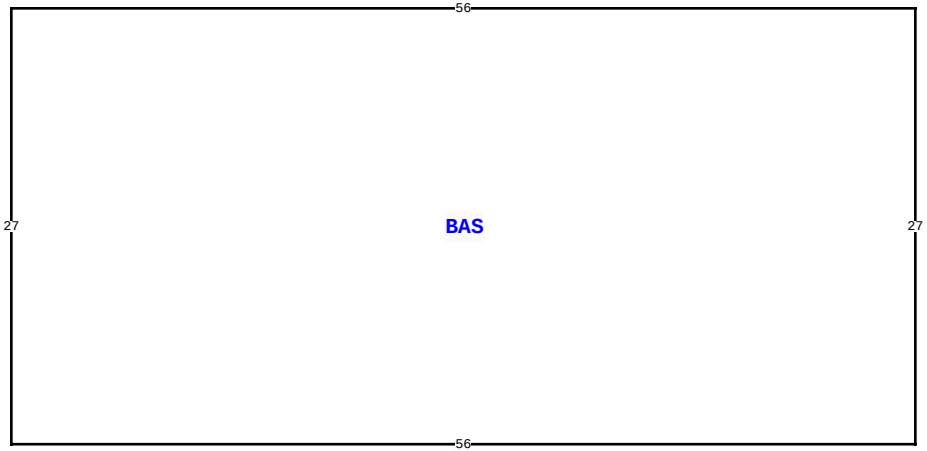
NEIGHBORHOOD/LOC 36415.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,512 | 100 | | 1,512 | 28,922 |
| TOTALS | 1,512 | | | 1,512 | 28,922 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,512 | 79.7050 | 47.82 | 72,304 | 1990 | 1990 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 1512 HX Base Yr




223 SW JENNIFER CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 28,922 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 40,160 |
| TOTAL MARKET VALUE | 76,082 |
| SOH/AGL Deduction | 6,982 |
| ASSESSED VALUE | 69,100 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 69,100 |
| TOTAL JUST VALUE | 76,082 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 76,082 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 12330 | M H | 125 | 03/27/1997 |
| 12178 | M H | 125 | 02/10/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1287/2359 | 1/20/2015 | QC | U | V | 11 | 100 |
| GRANTOR: DAVID A MEYERS | | | | | | |
| GRANTEE: DAVID B BROWN & AMY | | | | | | |
| 1247/1581 | 12/27/2012 | QC | U | V | 11 | 30,000 |
| GRANTOR: DAVID A MEYERS | | | | | | |
| GRANTEE: DAVID B BROWN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 0200 | C | MBL HM | 0 | | 00 | 0.00 | 0.00 | 2.51 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 40,160 | | | | | | | |

REVIEW DATE 07/06/2016 BY DF Total Acres: 2.51 Total Land Value: 40,160 Market: 0 Agricultural: 0 Common: 40,160 PRINTED 11/17/2026 BY SYS