COMM SW COR OF NW1/4 OF SE1/4, R
176.82 FT FOR POB, CONT S 197.75
FT, NE 202.92 FT, E 222.59 FT TO

TRUESDELL RONALD/TRUESDELL WENDY
133 SW BROTHERS LN
LAKE CITY, FL 32025

**2026**

**12-4S-16-02941-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

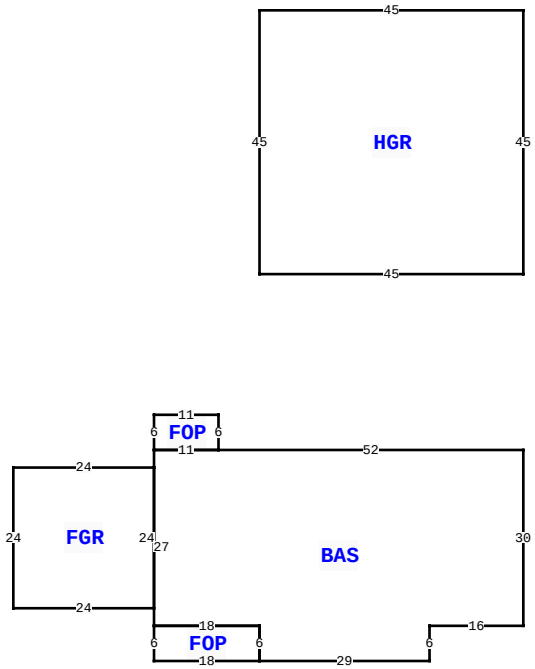
NEIGHBORHOOD/LOC 12416.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,064 | 100 | | 2,064 | 226,010 |
| FGR | 576 | 55 | | 317 | 34,711 |
| FOP | 66 | 30 | | 20 | 2,190 |
| FOP | 108 | 30 | | 32 | 3,504 |
| HGR | 2,025 | 45 | | 911 | 99,755 |
| TOTALS | 4,839 | | | 3,344 | 366,171 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,344 | 128.6395 | 144.08 | 481,804 | 2001 | 2001 | 0 | 0 | 0 | 24.00 | 76.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 2064 HX Base Yr




133 SW BROTHERS LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 366,171 |
| TOTAL MARKET OB/XF VALUE | 4,040 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 405,211 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 405,211 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 405,211 |
| TOTAL JUST VALUE | 405,211 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 410,029 |

SALE:1:1: VACANT PARCEL OF LAND ADJ LAND OWNER

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052262 | Electrical Servic | 0 | 02/06/2025 |
| 000042943 | Remodel | 15,243 | 10/12/2021 |
| 16954 | PLANE HNGR | 115 | 05/12/2000 |
| 16930 | SFR | 325 | 05/08/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1566/1524 | 4/17/2026 | TR | U | I | 11 | 100 |

GRANTOR: JENNINGS DONNA KAY AS

GRANTEE: TRUESDELL RONALD

| | | | | | | |
|---|---|---|---|---|---|---|
| 1557/1101 | 12/22/2025 | WD | Q | I | 01 | 510,000 |

GRANTOR: JENNINGS DONNA KAY

GRANTEE: TRUESDELL RONALD

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 FOP= N6 W11 S6 E11$ W11 S3 FGR= W24 S24 E24 N24$ S27 FOP= S6 E18 N6 W18$ E18 S6 E29 N6 E16 N30$ PTR= N30 HGR= N45 W45 S45 E45$ S30$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 2,693.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 4,040 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,040

| 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 | 0100 | C | SFR | 0 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 01/15/2026 BY TP Total Acres: 0.71 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/15/2026 BY SYS