

LOT 8 SECTION 1 THREE RIVERS EST
698-154, 751-881, 866-2269, WD 1

BROWN CHARLES B/BROWN AFTON M
136 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2026

00-00-00-00533-008

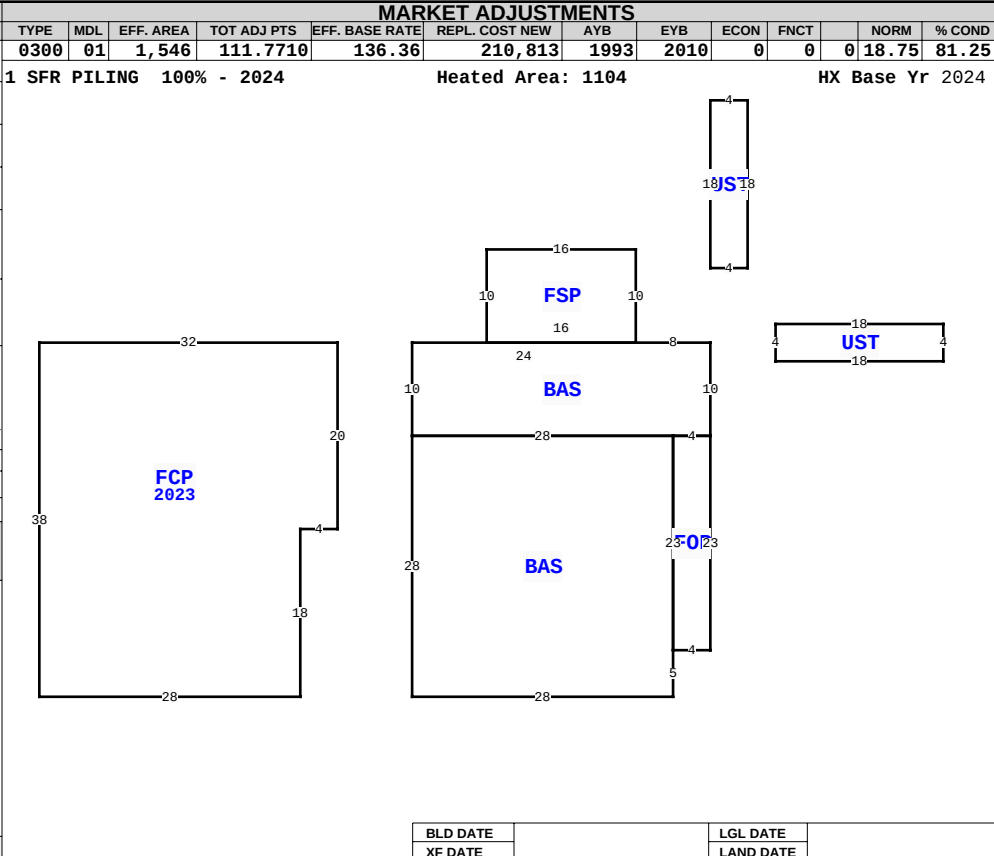


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC 100000.01 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	35,453
BAS	784	100		784	86,861
FCP	1,144	25	2023	286	31,687
FOP	92	30		28	3,102
FSP	160	40		64	7,091
UST	72	45		32	3,546
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TOTALS	2,644			1,546	171,286

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0084	DOCK-RIVER	0 100	0	0	1,820.00	UT	14.50	14.50	100	1993
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2016
3	0166	CONC, PAVMT	0 100	0	0	1,072.00	UT	5.00	5.00	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	77.00	615.00	76.92	FF	



TOTAL OB/XF 16,116											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0084	DOCK-RIVER	0 100	0	0	1,820.00	UT	14.50	14.50	100	1993
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2016
3	0166	CONC, PAVMT	0 100	0	0	1,072.00	UT	5.00	5.00	100	2016

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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		171,286	
TOTAL LAND VALUE - MARKET		16,116	
TOTAL MARKET VALUE		115,380	
SOH/AGL Deduction		302,782	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		302,782	
BASE TAXABLE VALUE		HX HB	
TOTAL JUST VALUE		51,411	
NCON VALUE		251,371	
INCOME VALUE		302,782	
PREVIOUS YEAR MKT VALUE		0	
PREVIOUS YEAR MKT VALUE		305,417	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049074	Electrical Servic	0	01/25/2024
21855	ADDN SFR	150	05/10/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1471/1266	7/18/2022	WD	Q	I	01
GRANTOR: FAUNCE WILLIAM S & KA					SALE PRICE
GRANTEE: BROWN CHARLES B					450,000
0751/0881					24,000
9/20/1991					
WD U V 12					
GRANTOR: WILLIAM REAVES					
GRANTEE: WILLIAM FAUNCE					

BUILDING NOTES											
BUILDING DIMENSIONS											
FCP=[YR=2023;DPR_YEAR=1993;ORIG=-72,-10] S38 E28 N18 E4 N20 W32 \$											
BAS=[ORIG=-4,0] W28 S28 E28 N5 N23 \$											
BAS=[ORIG=0,0] N10 W8 W24 S10 E28 E4 \$											
FSP=[ORIG=-8,-10] N10 W16 S10 E16 \$											
FOP=[ORIG=-4,23] E4 N23 W4 S23 \$											
UST=[ORIG=7,-8] E18 N4 W18 S4 \$											
UST=[ORIG=4,-18] N18 W4 S18 E4 \$											