

(AKA PART OF LOT 9 BROOKWOOD S/D
COMM SW COR, RUN E 915 FT, N 383
W 415 FT TO C/L OF ROSE CREEK, R

LARKIN THIRY A
346 SW BROOKWOOD DR
LAKE CITY, FL 32024

2026

02-5S-16-03444-012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	01
NEIGHBORHOOD/LOC	2516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	34,194
BAS	1,856	100		1,856	144,237
FGR	600	55		330	25,646
FOP	10	30		3	233
FST	55	55		30	2,332
UOP	216	20		43	3,342

TOTALS	3,177			2,702	209,983
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00
3	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00
4	0021	BARN, FR AE	0	0	0	0	1.00	UT	0.00	0.00
5	0166	CONC, PAVMT	0	0	0	0	4,552.00	UT	0.75	0.75
6	0296	SHED METAL	0	0	12	16	192.00	UT	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	0100	C	SFR	0		00	0.00	0.00	1.88	AC

REVIEW DATE	06/04/2024	BY	ME
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,702	106.7520	119.56	323,051	1979	1979	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 2025 Heated Area: 2296 HX Base Yr												

346 SW BROOKWOOD DR, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	1979	1979	3	40	14,336	
4	0021	BARN, FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,689	
5	0166	CONC, PAVMT	0	0	0	0	4,552.00	UT	0.75	0.75	100	1993	1993	3	100	3,414	
6	0296	SHED METAL	0	0	12	16	192.00	UT	10.00	10.00	100	2009	2009	3	100	1,920	

TOTAL OB/XF											22,709						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	0		00	0.00	0.00	1.88	AC		1.00	1.00	0.90	15,000.00	13,500.00	25,380

Total Acres: 1.88	Total Land Value: 25,380	Market: 0	Agricultural: 0	Common: 25,380
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		209,983	
TOTAL MARKET OB/XF VALUE		22,709	
TOTAL LAND VALUE - MARKET		25,380	
TOTAL MARKET VALUE		258,072	
SOH/AGL Deduction		0	
ASSESSED VALUE		258,072	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		258,072	
TOTAL JUST VALUE		258,072	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,072	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/791	5/24/2024	WD	Q	I	01	280,000
GRANTOR: ANTAL DIANE E						
GRANTEE: LARKIN THIRY A						
0881/1282	5/28/1999	WD	Q	I		113,000
GRANTOR: M HESER						
GRANTEE: ANTAL						

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS= W30 UOP= N12 W18 S12 E18\$ W50 S25 E14 S2 E20 FOP= E5 N2 W5 S2\$ N2 E5 S2 E18 N2 E12 BAS= E22 FGR= E24 N25 W24 S25\$ N20 W22S20\$ N20E11 FST= E11 N5 W11S5\$ N5\$.																