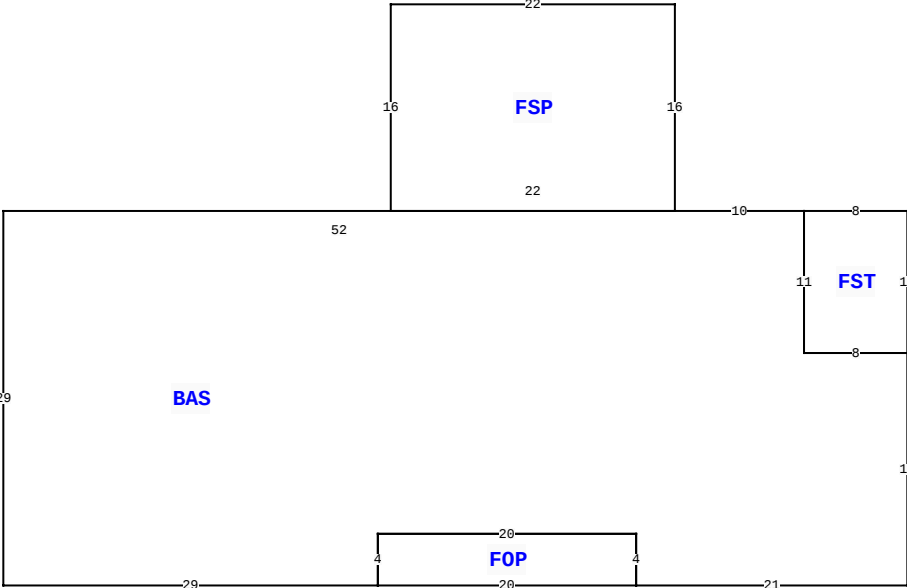


BROOKS ALEXANDER
645 SW TROY ST
LAKE CITY, FL 32024

10-4S-16-02845-001

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	19	COMMON BRK 80					0100	01	2,075	119.8920	134.28	278,631	1974	1974	0	0	35.00	65.00	STANDARD										
Exterior Wall	05	AVERAGE 20					1 SINGLE FAM 100% - 2019													Heated Area: 1862 HX Base Yr 2019									
Roof Structur	03	GABLE/HIP 100																											
Roof Cover	14	PREFIN MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 90																											
Interior Floo	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																		Tax Group: 3 Tax Dist:									
Heating Type	04	AIR DUCTED 100																		BUILDING MARKET VALUE 181,110									
Bedrooms		3 100																		TOTAL MARKET OB/XF VALUE 31,598									
Bathrooms		2 100																		TOTAL LAND VALUE - MARKET 19,435									
Frame		N/A 100																		TOTAL MARKET VALUE 232,143									
Stories	1.	1. 100																		SOH/AGL Deduction 71,751									
Architectual	05	CONV 100																		ASSESSED VALUE 160,392									
Units		0 100																		TOTAL EXEMPTION VALUE HX HB 50,722									
Condition Adj	03	03 100																		BASE TAXABLE VALUE 109,670									
Kitchen Adjus	01	01 100																		TOTAL JUST VALUE 232,143									
Quality	05	05																		NCON VALUE 0									
DOR CODE	0100	SINGLE FAMILY																		INCOME VALUE PREVIOUS YEAR MKT VALUE 232,143									
MAP NUM		MKT AREA			06															PRMT:1:1: 14X46 1993									
NEIGHBORHOOD/LOC	10416.00	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,862	100		1,862	162,519																								
FOP	80	30		24	2,095																								
FSP	352	40		141	12,306																								
FST	88	55		48	4,189																								
TOTALS	2,382			2,075	181,110																								
EXTRA FEATURES						645 SW TROY ST, LAKE CITY																							
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	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336														
2	0060	CARPORT F	0 100	17	8	1.00	UT	0.00	0.00	100	0	0	3	100	204														
3	0060	CARPORT F	0 100	14	24	336.00	UT	5.00	5.00	60	1993	1993	3	60	1,008														
4	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000														
5	0070	CARPORT UF	0 100	18	20	360.00	UT	2.50	2.50	50	2007	2007	3	50	450														
6	0294	SHED WOOD/	0 100	20	16	320.00	UT	10.00	10.00	25	2011	2011	3	25	800														
7	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300														
8	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	10,000														
9	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500														
LAND DESCRIPTION						TOTAL OB/XF 31,598																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	200.00	390.00	1.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	11,500												
2	0000	C	VAC RES	100		00	0.00	0.00	0.69	AC		1.00	1.00	1.00	11,500.00	11,500.00	7,935												
REVIEW DATE 01/18/2024 BY KS Total Acres: 1.69 Total Land Value: 19,435 Market: 0 Agricultural: 0 Common: 19,435 PRINTED 11/07/2025 BY SYS																													