

LOT 32 FAIRFIELD HILLS S/D.
615-194, 901-207, WD 1104-2197,

PARKER DAVID KENT/PARKER SUSAN ANN
305 NW BROOK LOOP
LAKE CITY, FL 32055

2026

20-3S-16-02194-032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	184	100		184	17,955
BAS	1,673	100		1,673	163,251
FGR	460	55		253	24,688
FOP	35	30		10	976
FSP	204	40		82	8,002
TOTALS	2,556			2,202	214,871

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
4	0210	GARAGE U	0	100	30	25	750.00	UT	20.00	20.00	
5	0070	CARPORT UF	0	100	20	30	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		A-3	0.00	0.00	1.51	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,202	124.4607	139.40	306,959	1987	1995	0	0	0	30.00	70.00	
1 SINGLE FAM 100% - 2019 Heated Area: 1857 HX Base Yr 2019													
305 NW BROOK LOOP, LAKE CITY													

TOTAL OB/XF													
19,100													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		214,871	
TOTAL MARKET OB/XF VALUE		19,100	
TOTAL LAND VALUE - MARKET		27,180	
TOTAL MARKET VALUE		261,151	
SOH/AGL Deduction		56,333	
ASSESSED VALUE		204,818	
TOTAL EXEMPTION VALUE		HX HB SX	
BASE TAXABLE VALUE		104,096	
TOTAL JUST VALUE		261,151	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,221	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043611	Roof Replacement	11,000	01/28/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1548/2139	4/13/2025	LE U	I	I	14	100	
GRANTOR: PARKER DAVID KENT							
GRANTEE: PARKER DAVID KENT (							
1348/0814	11/16/2017	WD Q	I	I	01	199,000	
GRANTOR: CARLOS D HERD							
GRANTEE: DAVID KENT PARKER &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W13 FSP= N12 W17 S12 E17\$ W48 S28 E24 FOP= E7 N5 W7 S5\$ N5 E7 S5 E30 FGR= E23 N20 W23 S20\$ N28\$ BAS= E23 S8 W23 N8\$.											