

LOT 33 FAIRFIELD HILLS S/D.
425-624, 773-1757, 924-635, QC 1

MORRISON MICHAEL A
313 NW BROOK LP
LAKE CITY, FL 32055

2026

20-3S-16-02194-033



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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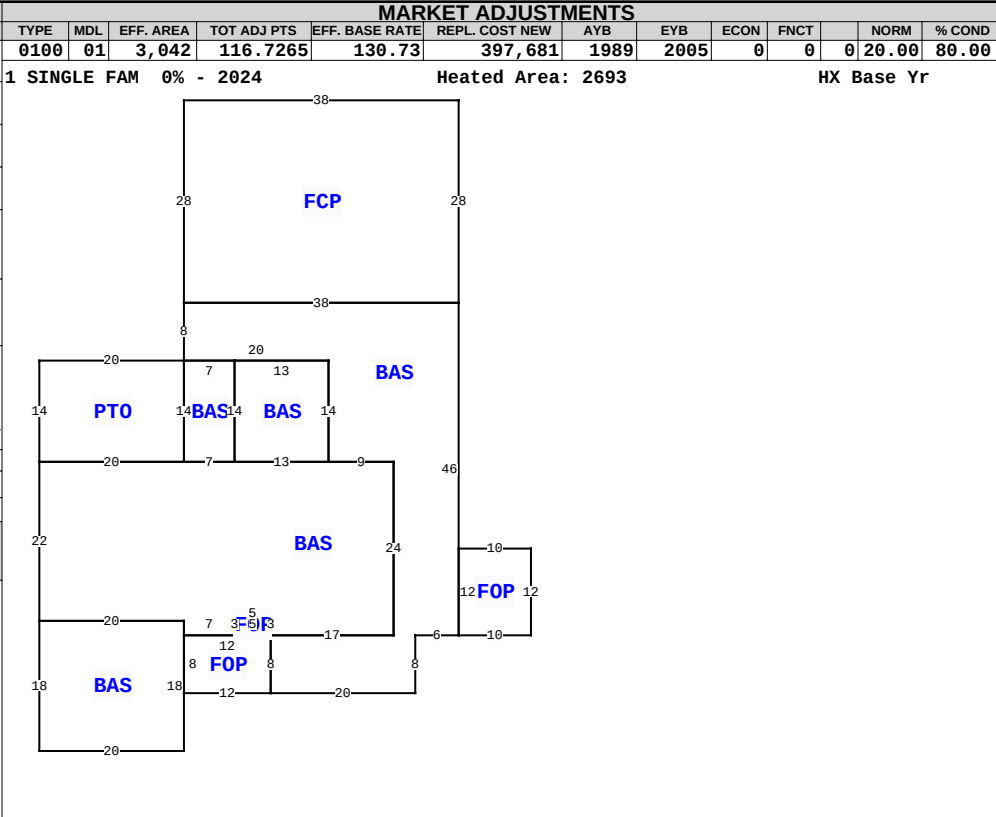
NEIGHBORHOOD/LOC	20316.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	98	100		98	10,250
BAS	182	100		182	19,034
BAS	360	100		360	37,650
BAS	932	100		932	97,472
BAS	1,121	100		1,121	117,238
FCP	1,064	25		266	27,819
FOP	15	30		4	418
FOP	96	30		29	3,033
FOP	120	30		36	3,765
PTO	280	5		14	1,464
TOTALS	4,268			3,042	318,145

EXTRA FEATURES		
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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	1993	1993	3	100	2,914	
2	0021	BARN, FR AE	0	0	24	36	864.00	UT	19.00	19.00	100	1993	1993	3	100	16,416	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	650.00	650.00	100	2023	2022		100	650	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	0	



313 NW BROOK LOOP, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	24,280
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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				318,145	
TOTAL MARKET OB/XF VALUE				24,280	
TOTAL LAND VALUE - MARKET				30,960	
TOTAL MARKET VALUE				373,385	
SOH/AGL Deduction				0	
ASSESSED VALUE				373,385	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				373,385	
TOTAL JUST VALUE				373,385	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				377,362	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043681	Roof Replacement	4,500	02/09/2022
24778	ADDN SFR	780	07/21/2006
8072	ADDN SFR	9,433	02/16/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/2316	8/24/2020	QC	U	I	11	100
GRANTOR: KRISTIN MORRISON						
GRANTEE: MICHAEL A MORRISON						
0924/0635	4/06/2001	WD	Q	I		97,900
GRANTOR: JERRY & TARA COURSON						
GRANTEE: MICHAEL & KRISTIN M						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS= W9 BAS= N14 W13 S14 E13\$ W13 BAS= N14 W7 S14E7\$ W7 PTO= N14 W20 S14 E20\$ W20 S22 BAS= S18 E20 N18 W20\$ E20 S2 FOP= S8 E12 N8 W12\$ E7 FOP= E5 N3 W5 S3\$ N3 E5 S3 BAS= S8 E20 N8 E6 FOP= E10 N12 W10 S12\$ N46 FCP= N28 W38 S28 E38\$ W38 S8 E20 S14 E9 S24 W17\$ E17N24\$.		