

LOT 1 FAIRFIELD BROOK S/D.
750-430, WD 1386-1711, WD 1466-9

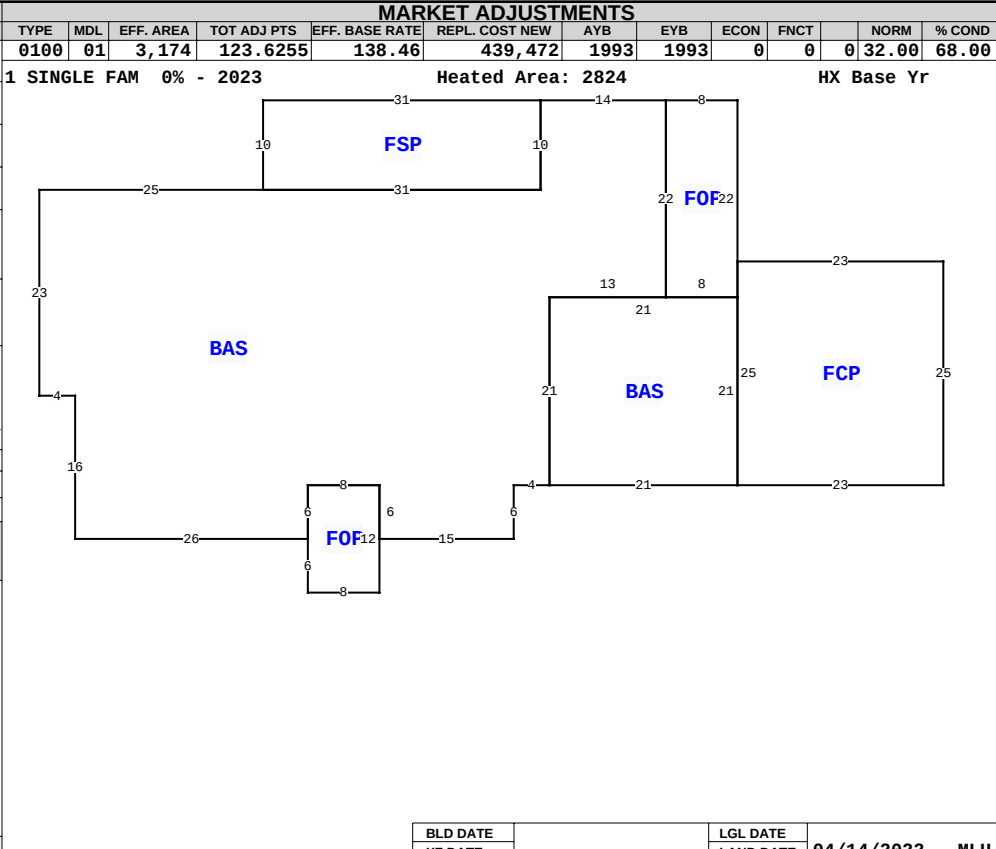
VOUTOUR JEFFREY A/SALVATORE GABRIELLE M
479 NW BROOK LOOP
LAKE CITY, FL 32055

2026

20-3S-16-02206-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LAM/VNLPLK 80			
Interior Floo	15	HARDTILE 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	02	02 100			
Quality		06 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM			MKT AREA		01
NEIGHBORHOOD/LOC		20316.020		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	441	100		441	41,521
BAS	2,383	100		2,383	224,366
FCP	575	25		144	13,558
FOP	96	30		29	2,730
FOP	176	30		53	4,990
FSP	310	40		124	11,675
TOTALS	3,981			3,174	298,841



COLUMBIA COUNTY PROPERTY										PAGE 1 of 2		3	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 3								Tax Dist:					
BUILDING MARKET VALUE								298,841					
TOTAL MARKET OB/XF VALUE								40,104					
TOTAL LAND VALUE - MARKET								43,260					
TOTAL MARKET VALUE								382,205					
SOH/AGL Deduction								0					
ASSESSED VALUE								382,205					
TOTAL EXEMPTION VALUE								0					
BASE TAXABLE VALUE								382,205					
TOTAL JUST VALUE								382,205					
NCON VALUE								0					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								386,900					
PERMIT NUM				DESCRIPTION				AMT		ISSUED			
000051932				Roof Replacement				18,950		12/27/2024			
000050456				Electrical Servic				0		07/29/2024			
31138				MAINT/ALTR				80		06/12/2013			
16470				POOL				195		01/05/2000			
6568				SFR				57,000		11/12/1992			
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	I /	V /	RSN CD	SALE PRICE				
1466/988		5/10/2022		WD	Q	I	01	460,000					
GRANTOR: BROOKS AUSTIN CHANCE													
GRANTEE: VOUTOUR JEFFREY A													
1386/1711		6/14/2019		WD	Q	I	01	329,000					
GRANTOR: WESLEY H & LISA A HUN													
GRANTEE: AUSTIN CHANCE & RAC													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W25 S23 E4 S16 E26 FOP= S6 E8 N12 W8 S6\$ N6 E8 S6 E15 N6													
E4 BAS= E21 FCP= E23 N25 W23 S25\$ N21 W21 S21\$ N21 E13 FOP=													
E8 N22 W8 S22\$ N22 W14 FSP= W31 S10 E31 N10\$ S10 W31\$.													
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