LOT 2 FAIRFIELD BROOK S/D.
636-755, 668-170, 808-1852, 845-

KNOX TIMOTHY/KNOX TRACIE
509 NW BROOK LP
LAKE CITY, FL 32055-8077

2026

20-3S-16-02206-002

COLUMBIA COUNTY PROPERTY

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 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	06	06

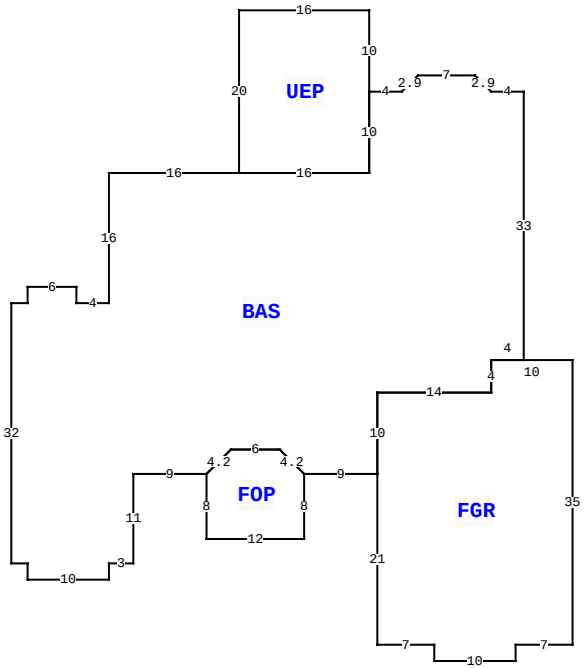
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 20316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,321	100		2,321	219,196
FGR	804	55		442	41,743
FOP	123	30		37	3,495
UEP	320	60		192	18,132
TOTALS	3,568			2,992	282,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,992	115.5105	129.37	387,075	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2014 Heated Area: 2321 HX Base Yr 2014



509 NW BROOK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		282,565
TOTAL MARKET OB/XF VALUE		7,520
TOTAL LAND VALUE - MARKET		22,140
TOTAL MARKET VALUE		312,225
SOH/AGL Deduction		90,570
ASSESSED VALUE		221,655
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,933
TOTAL JUST VALUE		312,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14048	SFR	380	05/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/1843	3/27/2025	WD	Q	I	01	415,000
GRANTOR: SIMON LAURENCE J						
GRANTEE: KNOX TIMOTHY						
1251/0592	3/13/2013	WD	Q	I	01	199,900
GRANTOR: CAROLYN ELSWICK						
GRANTEE: LAURENCE & DIANA SI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S16 W4 N2 W6 S2 W2 S32 E2 S2 E10 N2 E3 N11 E9 FOP= S8 E12 N8 U3 L3 W6 L3 D3 $ U3 R3 E6 R3 D3 E9 FGR= S21 E7 S2 E10 N2 E7 N35 W10 S4 W14 S10$ N10 E14 N4 E4 N33 W4 U2 L2 W7 L2 D2 W4 UEP= N10 W16 S20 E16 N10 $ S10W16$.

EXTRA FEATURES

LN	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	4,265.00	UT	1.13	1.13	75	1998	1998	3	75	3,599	
4	0120	CLFENCE 4	0	100	0	0	138.00	UT	4.50	4.50	100	1998	1998	3	100	621	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	1998	1998	3	50	600	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,520

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0.00	0.00	1.23	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,140							

REVIEW DATE 06/18/2025 BY TP Total Acres: 1.23 Total Land Value: 22,140 Market: 0 Agricultural: 0 Common: 22,140 PRINTED 11/19/2025 BY SYS