LOTS 3 & 4 FAIRFIELD BROOK S/D
ORB 798-2271, 799-1276,800-143

LEE WILLIE FRANK/LEE JOANN GIBSON
543 NW BROOK LP
LAKE CITY, FL 32055

2026

20-3S-16-02206-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

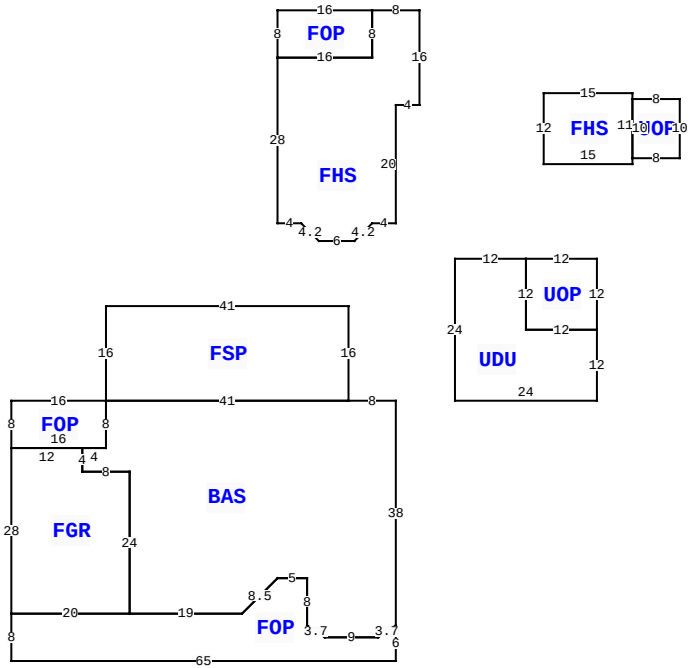
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 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	1,690	100		1,690	147,419
FGR	528	55		290	25,297
FHS	180	60		108	9,421
FHS	683	60		410	35,764
FOP	128	30		38	3,315
FOP	128	30		38	3,315
FOP	514	30		154	13,434
FSP	656	40		262	22,854
UDU	432	55		238	20,761
UOP	80	20		16	1,396
TOTALS	5,163			3,273	285,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,273	119.8197	134.20	439,237	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2553 HX Base Yr 2017



** This building has 11 Sub-Areas

543 NW BROOK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		285,504
TOTAL MARKET OB/XF VALUE		32,374
TOTAL LAND VALUE - MARKET		49,392
TOTAL MARKET VALUE		367,270
SOH/AGL Deduction		96,274
ASSESSED VALUE		270,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,274
TOTAL JUST VALUE		367,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11538	POOL	115	08/19/1996
9497	SFR	365	03/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/2797	9/05/2014	WD	Q	I	01	243,200
GRANTOR: ERIC R & KRISTA R NAE						
GRANTEE: WILLIE FRANK & JOAN						
1256/0867	6/12/2013	WD	U	I	11	100
GRANTOR: MANDI CHRISTINE TOUCH						
GRANTEE: ERIC R & KRISTA R N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N16 W41 S16 E41$ W41 FOP= W16 S8 E16 N8 $ S8 W4 FGR= W12 S28 E20 N24 W8 N4$ S4 E8 S24 FOP= W20 S8 E65 N6 L3 D2 W9 L3 U2 N8 W5 D6 L6 W19$ E19 R6 U6 E5 S8 D2 R3 E9 U2 R3 N38$ PTR= N30 FHS= N20 E4 N16 W8 FOP= W16 S8 E16 N8$ S8 W16 S28 E4 D3 R3 E6 R3 U3 E4$ S30$ PTR= N40 E40 FHS= N1 UOP= E8 N10 W8 S10$ N11 W15 S12 E15$ S40 W40$ PTR= E10 UDU= E24 N12 UOP= N12 W12 S12 E12$ W12N12 W12 S24$ W10$.

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	1995	1995	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	1995	1995	3	100	2,400	
3	0166	CONC,PAVMT	0	100	0	0	2,440.00	UT	1.50	1.50	75	1995	1995	3	75	2,745	
4	0280	POOL R/CON	0	100	32	13	416.00	UT	70.00	70.00	100	1996	1996	3	40	11,648	
5	0166	CONC,PAVMT	0	100	0	0	662.00	UT	1.50	1.50	100	1996	1996	3	100	993	
6	0166	CONC,PAVMT	0	100	0	0	2,640.00	UT	1.20	1.20	75	1996	1996	3	75	2,376	
7	0282	POOL ENCL	0	100	25	41	1,025.00	UT	12.00	12.00	100	1996	1996	3	40	4,920	
8	0294	SHED WOOD/	0	100	18	20	360.00	UT	7.20	7.20	100	2005	2005	3	100	2,592	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 31,874

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	3.92	AC		1.00	1.00	0.90	14,000.00	12,600.00	49,392							

REVIEW DATE 02/07/2023 BY KS Total Acres: 3.92 Total Land Value: 49,392 Market: 0 Agricultural: 0 Common: 49,392 PRINTED 10/03/2025 BY SYS

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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
11	0258	PATIO	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 500

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

REVIEW DATE 02/07/2023 BY KS Total Acres: 3.92 Total Land Value: 49,392 Market: 0 Agricultural: 0 Common: 49,392 PRINTED 10/03/2025 BY SYS