

LOT 12 FAIRFIELD BROOK S/D.
454-722, 807-1831, 862-1296, PB

LUNDE BLAKE A/LUNDE KELLY
356 NW BROOK LOOP
LAKE CITY, FL 32055

2026

20-3S-16-02206-012

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
NEIGHBORHOOD/LOC	20316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100		1,658	148,387
FGR	484	55		266	23,807
FOP	158	30		47	4,207
FSP	168	40		67	5,997
FSP	360	40		144	12,887
TOTALS	2,828			2,182	195,284

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	1,122.00	UT	1.50
3	0120	CLFENCE 4	0	100	38	10	380.00	UT	4.50
4	0200	GARAGE F	0	100	30	42	1,260.00	UT	10.00
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	296.00	316.00	2.27

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,182 117.9423 132.10 288,242 1995 1995 0 0 0 32.25 67.75

1 SINGLE FAM 100% - 2021 Heated Area: 1658 HX Base Yr 2021

Site map showing property boundaries and building footprints. Labels include FSP, FOP, FGR, BAS, and dimensions.

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/07/2025 MLU

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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	195,284		
TOTAL MARKET OB/XF VALUE	17,593		
TOTAL LAND VALUE - MARKET	34,050		
TOTAL MARKET VALUE	246,927		
SOH/AGL Deduction	23,520		
ASSESSED VALUE	223,407		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	172,685		
TOTAL JUST VALUE	246,927		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	250,011		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31349	MAINT/ALTR	0	08/14/2013
10008	SFR	270	07/26/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1420/1431	9/22/2020	WD	U	I	12
GRANTOR: FEDERAL NATIONAL MORT					
GRANTEE: BLAKE A & KELLY LUN					
1404/1356	1/28/2020	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: FEDERAL NATIONAL MO					

BUILDING NOTES									
BAS=[ORIG=0,0] W27 W25 S32 E22 E1 D2R3 E4 U2R3 N4 E5 S4 E14 N32 \$									
FGR=[ORIG=-52,32] S22 E22 N22 W22 \$									
FSP=[ORIG=-27,-12] N10 W24 S22 E10 N12 E14 \$									
FSP=[ORIG=-27,0] N12 W14 S12 E14 \$									
FOP=[ORIG=-30,32] S8 E19 N8 W2 N4 W5 S4 W1 D2L3 W4 U2L3 W1 \$									