

LOT 14 FAIRFIELD BROOK S/D.
454-560, 596-458, 767-2214, DC 1

BOND CHRISTINE C
196 NW BROOK LOOP
LAKE CITY, FL 32055

2026

20-3S-16-02206-014



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 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
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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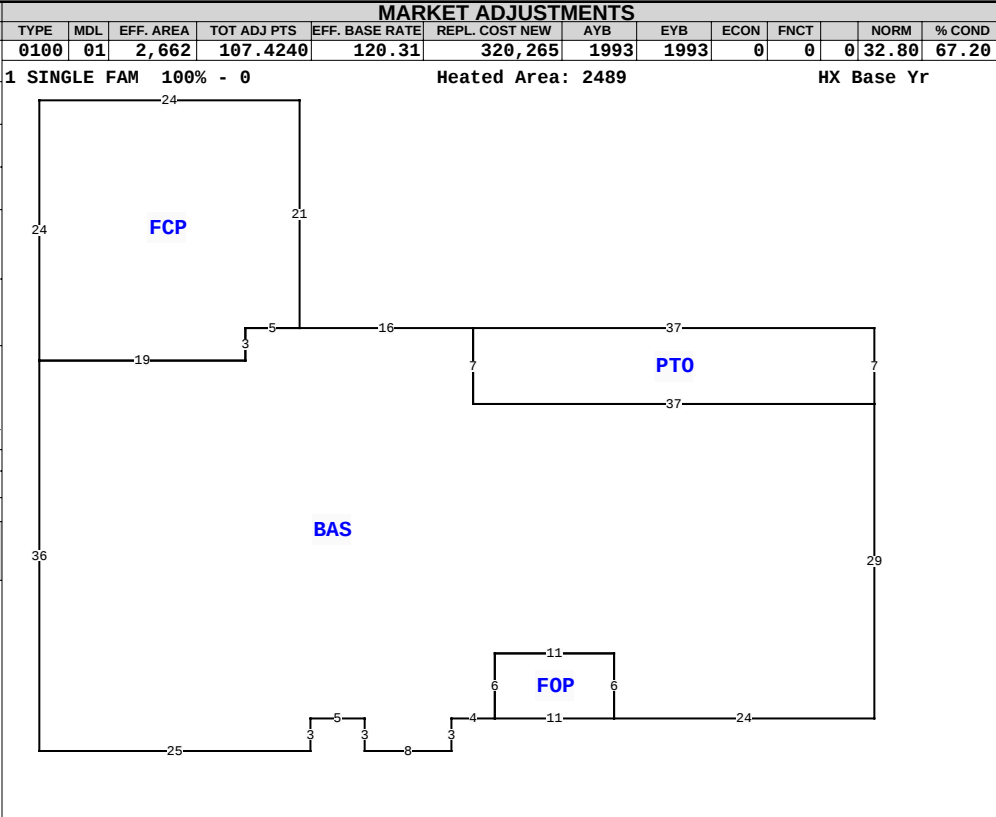
NEIGHBORHOOD/LOC	20316.020	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,489	100		2,489	201,232
FCP	561	25		140	11,318
FOP	66	30		20	1,617
PTO	259	5		13	1,051

TOTALS	3,375			2,662	215,218
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	603.00	UT	1.40
2	0031	BARN, MT AE	0	100	36	36	1,296.00	UT	6.30
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00

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	200.00	282.00	1.24



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

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	100	0	0	603.00	UT	1.40	1.40	100	1993	1993	3	100	844	
2	0031	BARN, MT AE	0	100	36	36	1,296.00	UT	6.30	6.30	100	1993	1993	3	100	8,165	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

TOTAL OB/XF										10,209							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100		A-1	200.00	282.00	1.24	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,320

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		215,218			
TOTAL MARKET OB/XF VALUE		10,209			
TOTAL LAND VALUE - MARKET		22,320			
TOTAL MARKET VALUE		247,747			
SOH/AGL Deduction		80,913			
ASSESSED VALUE		166,834			
TOTAL EXEMPTION VALUE		55,722		HX HB WX	
BASE TAXABLE VALUE		111,112			
TOTAL JUST VALUE		247,747			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		251,014			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6609	SFR	59,000	11/25/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0767/2214	11/25/1992	WD	U	V	12
GRANTOR: CLYDE O TIMMONS					
GRANTEE: MICHAEL BOND					
0596/0458	7/01/1986	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 FCP= N21 W24 S24 E19 N3 E5\$ W5 S3 W19 S36 E25 N3 E5 S3 E8 N3 E4 FOP= E11 N6 W11 S6\$ N6 E11 S6 E24 N29 PTO= N7 W37 S7 E37\$ W37 N7\$.									