LOT 17 FAIRFIELD BROOK S/D. EX 0
TO COUNTY DESC ORB 1064-2782.

GRANGER KAREN ALIDA
343 NW HORIZON ST
LAKE CITY, FL 32055

**2026**

**20-3S-16-02206-017**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

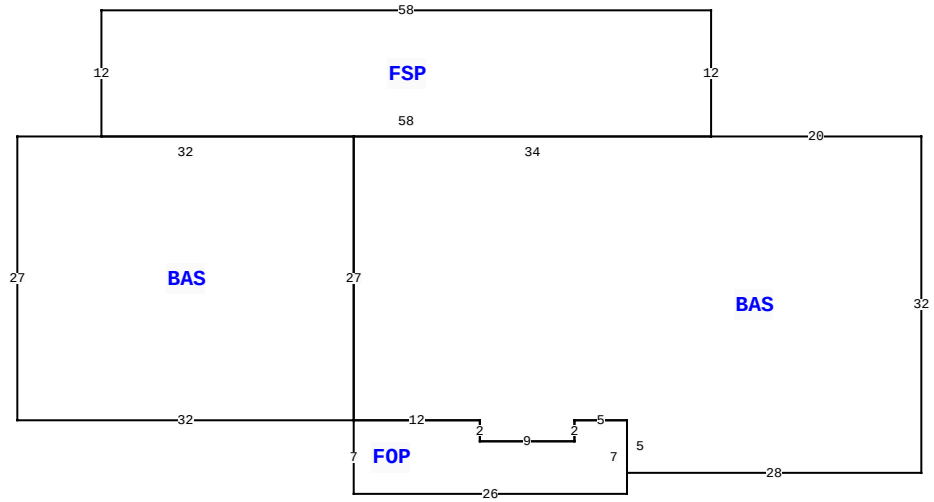
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 12 | CEDAR 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 05 | 05 |
| 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 | 864 | 100 | | 864 | 67,448 |
| BAS | 1,616 | 100 | | 1,616 | 126,153 |
| FOP | 164 | 30 | | 49 | 3,825 |
| FSP | 696 | 40 | | 278 | 21,702 |
| TOTALS | 3,340 | | | 2,807 | 219,129 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,807 | 107.2320 | 120.10 | 337,121 | 1984 | 1984 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 2480 HX Base Yr




255 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 | 219,129 |
| TOTAL MARKET OB/XF VALUE | 5,815 |
| TOTAL LAND VALUE - MARKET | 26,280 |
| TOTAL MARKET VALUE | 251,224 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 251,224 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 251,224 |
| TOTAL JUST VALUE | 251,224 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 251,224 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1135/2576 | 11/09/2007 | WD | Q | I | | 180,000 |

GRANTOR: HOWARD REGISTER JR &

GRANTEE: KAY A GRANGER

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 FSP= N12 W58 S12 E58$ W34 BAS= W32 S27 E32 N27$ S27
FOP= S7 E26 N7 W5 S2W9 N2 W12$ E12 S2 E9 N2 E5 S5 E28 N32$.

## 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 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1993 | 1993 | 3 | 100 | 2,000 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 220.00 | UT | 4.50 | 4.50 | 100 | 1993 | 1993 | 3 | 100 | 990 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 450.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 1,125 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 500 | |
| 5 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,815

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.46 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 26,280 | | | | | | | |

REVIEW DATE 02/07/2023 BY KS Total Acres: 1.46 Total Land Value: 26,280 Market: 0 Agricultural: 0 Common: 26,280 PRINTED 11/18/2025 BY SYS