

COMM NW COR OF SEC, RUN E 1085.5
BOOKER T COMBS RD, S ALONG C/L 3
FOR POB, CONT S 989.7 FT, E 408.

BROOKINS BRETT D/BROOKINS ELIZABETH V
2043 NW COMBS TER
LAKE CITY, FL 32055-5622

2026

30-2S-16-01788-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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 05 05

DOR CODE 5000 IMPROVED AG

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 30216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100		2,050	154,824
FUS	1,550	100		1,550	117,062
UOP	200	20		40	3,021
UOP	400	20		80	6,042
UOP	400	20		80	6,042

TOTALS 4,600 3,800 286,989

EXTRA FEATURES

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0166	CONC, PAVMT	0	100	14	20	560.00	UT	1.50	1.50	100	1993	1993	3	100	840	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0060	CARPORT F	0	100	16	42	672.00	UT	4.00	4.00	100	2005	2005	3	100	2,688	
6	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
7	0294	SHED WOOD/	0	100	28	30	840.00	UT	9.00	9.00	100	2005	2005	3	100	7,560	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	0100	C	SFR	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	6200	A	PASTURE 3	0		00	0.00	0.00	8.30	AC		1.00	1.00	1.00	280.00	280.00	2,324							
4	0000	C	VAC RES	100		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	54,000							
5	9910	M	MKT. VAL. AG	0		00	0.00	0.00	8.30	AC		1.00	1.00	1.00	6,000.00	6,000.00	49,800							

REVIEW DATE 01/30/2024 BY JS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,800	103.7400	116.19	441,522	1980	1980	0	0	0	35.00	65.00	

1 SINGLE FAM 100% - 2021

Heated Area: 3600

HX Base Yr 2021

8

50

8

41

41

8

50

8

50

UOP

BAS

UOP

50

21

25

20

8

25

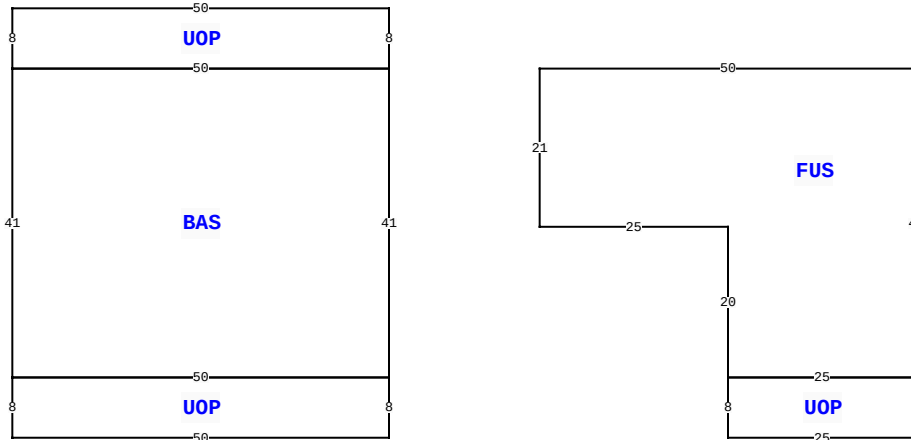
25

8

25

FUS

UOP



2043 NW COMBS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025
INC DATE		AG DATE	05/15/2022

MLU
SPF

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		318,462	
TOTAL MARKET OB/XF VALUE		14,988	
TOTAL LAND VALUE - MARKET		115,800	
TOTAL MARKET VALUE		401,774	
SOH/AGL Deduction		86,510	
ASSESSED VALUE		315,264	
TOTAL EXEMPTION VALUE		275,891	
BASE TAXABLE VALUE		39,373	
TOTAL JUST VALUE		449,250	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		449,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048967	Roof Replacement	9,300	01/05/2024
38134	STORAGE	200	05/17/2019
38099	PUMP/UTPOL	50	05/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/193	4/25/2023	WD U	I	I	37	55,000
GRANTOR: FERGUSON RICHARD A						
GRANTEE: BROOKINS BRETT						
1425/646	12/02/2020	WD U	I	I	30	100
GRANTOR: MOTLEY BRENDA L FERGU						
GRANTEE: FERGUSON RICHARD A						

BUILDING NOTES

BUILDING DIMENSIONS
UOP= N8 W50 S8 E50\$ BAS= W50S41UOP= S8 E50 N8 W50\$ E50 N41\$
PTR=E20 FUS= E50 S41 UOP= S8 W25 N8 E25\$ W25 N20 W25 N21\$
W20\$.

REVIEW DATE 01/30/2024 BY JS Total Acres: 19.30 Total Land Value: 68,324 Market: 49,800 Agricultural: 2,324 Common: 66,000 PRINTED 10/02/2025 BY SYS

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