THE S 210 FT OF THE W 654.42 FT
OF SW1/4 LYING W OF RD.

BROOKS BRANDON D
1600 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

33-5S-17-09486-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

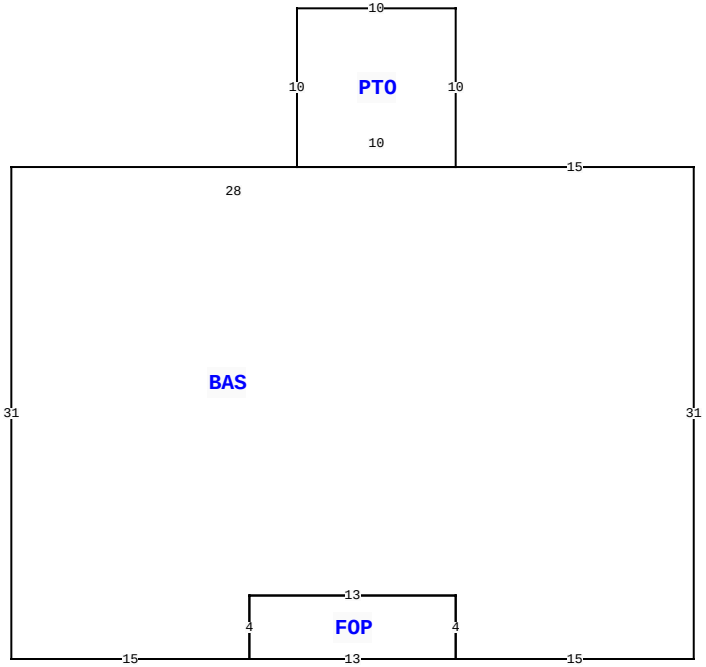
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,281	100		1,281	128,451
FOP	52	30		16	1,604
PTO	100	5		5	502
TOTALS	1,433			1,302	130,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,302	117.8000	131.94	171,786	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2016 Heated Area: 1281 HX Base Yr 2016



1600 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,557
TOTAL MARKET OB/XF VALUE		2,473
TOTAL LAND VALUE - MARKET		31,000
TOTAL MARKET VALUE		164,030
SOH/AGL Deduction		52,741
ASSESSED VALUE		111,289
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,567
TOTAL JUST VALUE		164,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17863	SFR	217	01/25/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/346	6/21/2021	WD	U	I	11	0
GRANTOR: BROOKS MARTHA ANN						
GRANTEE: BROOKS BRANDON D						
1306/0829	12/18/2015	QC	U	I	11	100
GRANTOR: MARTHA ANN BROOKS						
GRANTEE: BRANDON D BROOKS (L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N10 W10 S10 E10$ W28 S31 E15 FOP= E13 N4 W13 S4$ N4 E13 S4 E15 N31$.

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	0020	BARN,FR	0	100	17	17	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0040	BARN,POLE	0	100	20	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0166	CONC,PAVMT	0	100	3	24	72.00	UT	1.50	1.50	100	2001	2001	3	100	108	
4	0070	CARPORT UF	0	100	14	17	228.00	UT	2.50	2.50	100	2001	2001	3	100	570	
5	0070	CARPORT UF	0	100	14	17	238.00	UT	2.50	2.50	100	2001	2001	3	100	595	

LAND DESCRIPTION

TOTAL OB/XF 2,473

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	3.10	AC		1.00	1.00	1.00	10,000.00	10,000.00	31,000							

REVIEW DATE 09/19/2017 BY BC Total Acres: 3.10 Total Land Value: 31,000 Market: 0 Agricultural: 0 Common: 31,000 PRINTED 10/10/2025 BY SYS