(AKA PART OF LOT 9 BROOKWOOD S/D
COMM SW COR, RUN E 915 FT, N 383
W 415 FT TO C/L OF ROSE CREEK, R

LARKIN THIRY A
346 SW BROOKWOOD DR
LAKE CITY, FL 32024

2026

02-5S-16-03444-012

BUILDING CHARACTERISTICS

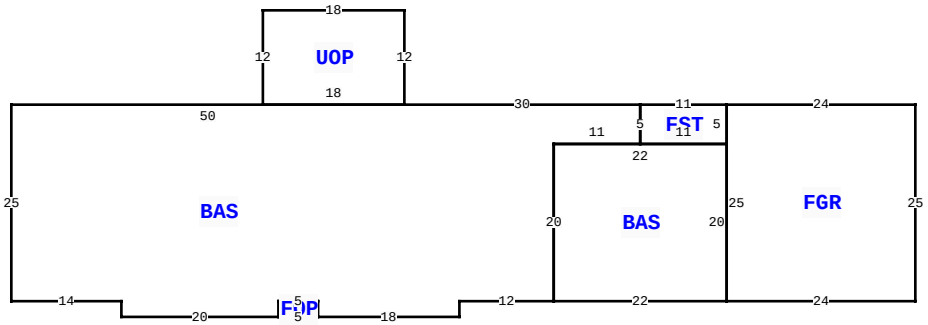
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	2516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	34,194
BAS	1,856	100		1,856	144,237
FGR	600	55		330	25,646
FOP	10	30		3	233
FST	55	55		30	2,332
UOP	216	20		43	3,342
TOTALS	3,177			2,702	209,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,702	106.7520	119.56	323,051	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2296 HX Base Yr



346 SW BROOKWOOD DR, LAKE CITY

BLD DATE		LGL DATE	04/20/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	209,983
TOTAL MARKET OB/XF VALUE	20,789
TOTAL LAND VALUE - MARKET	27,072
TOTAL MARKET VALUE	257,844
SOH/AGL Deduction	0
ASSESSED VALUE	257,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,844
TOTAL JUST VALUE	257,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/791	5/24/2024	WD	Q	I	01	280,000
GRANTOR: ANTAL DIANE E						
GRANTEE: LARKIN THIRY A						
0881/1282	5/28/1999	WD	Q	I		113,000
GRANTOR: M HESER						
GRANTEE: ANTAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N12 W18 S12 E18$ W50 S25 E14 S2 E20 FOP= E5 N2 W5 S2$ N2 E5 S2 E18 N2 E12 BAS= E22 FGR= E24 N25 W24 S25$ N20 W22S20$ N20E11 FST= E11 N5 W11S5$ N5$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	1979	1979	3	40	14,336	
4	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,689	
5	0166	CONC,PAVMT	0	0	0	0	4,552.00	UT	0.75	0.75	100	1993	1993	3	100	3,414	

LAND DESCRIPTION

TOTAL OB/XF 20,789

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		00	0.00	0.00	1.88	AC		1.00	1.00	0.90	16,000.00	14,400.00	27,072							

REVIEW DATE 02/18/2026 BY JB Total Acres: 1.88 Total Land Value: 27,072 Market: 0 Agricultural: 0 Common: 27,072 PRINTED 06/09/2026 BY SYS