

(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

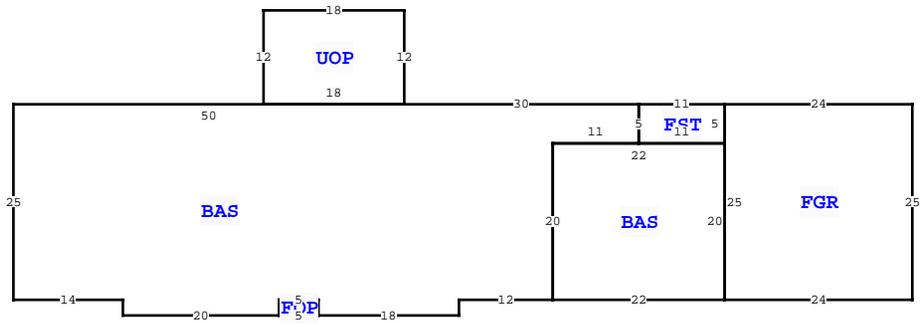
LARKIN THIRY A
346 SW BROOKWOOD DR
LAKE CITY, FL 32024

2026

02-5S-16-03444-012

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	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	35.00	65.00	
1 SINGLE FAM 0% - 2025 Heated Area: 2296 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		209,983	
TOTAL MARKET OB/XF VALUE		22,709	
TOTAL LAND VALUE - MARKET		25,380	
TOTAL MARKET VALUE		258,072	
SOH/AGL Deduction		0	
ASSESSED VALUE		258,072	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		258,072	
TOTAL JUST VALUE		258,072	
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						

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	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	
6	0296	SHED METAL	0	0	12	16	192.00	UT	10.00	10.00	100	2009	2009	3	100	1,920	

TOTAL OB/XF														22,709
346 SW BROOKWOOD DR, LAKE CITY														
BLD DATE		LGL DATE		LAND DATE		04/07/2025		MLU						
XF DATE		AG DATE												
INC DATE														

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\$.	

LAND DESCRIPTION		TOTAL OB/XF																		22,709				
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	0		00	0.00	0.00	1.88	AC		1.00	1.00	0.90	15,000.00	13,500.00	25,380							