

COMM AT SW COR OF SW1/4 OF NE1/4
TO N R/W LINE OF OLD TROY RD FOR
368.20 FT, E 200 FT, S 368.20 FT

BROOKS ALEXANDER
645 SW TROY ST
LAKE CITY, FL 32024

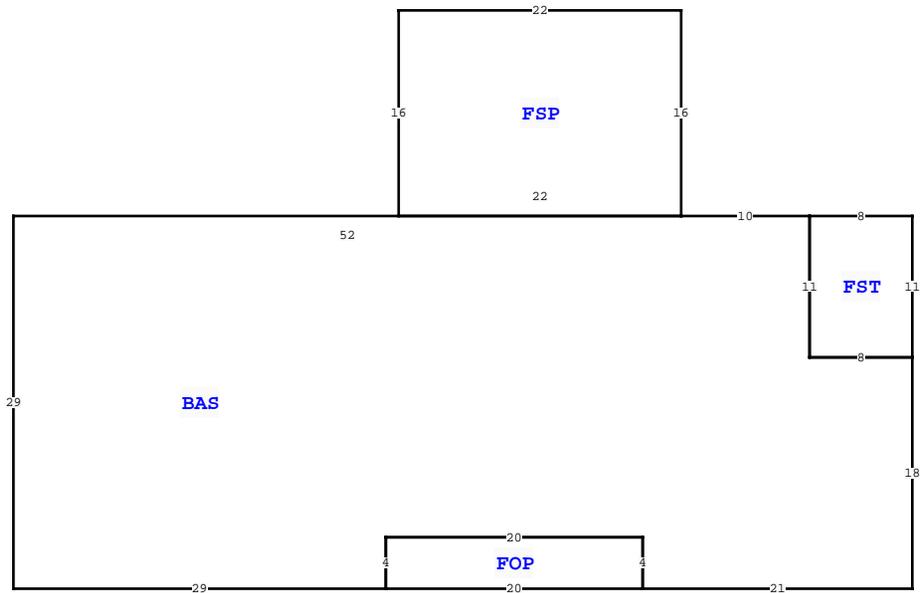
2026

10-4S-16-02845-001



| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 12 | HARDWOOD 90 |
| Interior Floor | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,075 | 119.8920 | 134.28 | 278,631 | 1974 | 1974 | 0 | 0 | 35.00 | 65.00 |
| 1 SINGLE FAM 100% - 2019 Heated Area: 1862 HX Base Yr 2019 | | | | | | | | | | | |



| Quality | | 05 05 | | | |
|------------------|------------------|--------------------|------|--------------|----------------------|
| DOR CODE | | 0100 SINGLE FAMILY | | | |
| MAP NUM | MKT AREA | 06 | | | |
| NEIGHBORHOOD/LOC | | 10416.00 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,862 | 100 | | 1,862 | 162,519 |
| FOP | 80 | 30 | | 24 | 2,095 |
| FSP | 352 | 40 | | 141 | 12,306 |
| FST | 88 | 55 | | 48 | 4,189 |
| TOTALS | 2,382 | | | 2,075 | 181,110 |

| 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 | 0280 | POOL R/CON | 0 | 100 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1987 | 1987 | 3 | 40 | 14,336 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 17 | 8 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 204 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 14 | 24 | 336.00 | UT | 5.00 | 5.00 | 60 | 1993 | 1993 | 3 | 60 | 1,008 | |
| 4 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 2.50 | 2.50 | 50 | 2007 | 2007 | 3 | 50 | 450 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 20 | 16 | 320.00 | UT | 10.00 | 10.00 | 25 | 2011 | 2011 | 3 | 25 | 800 | |
| 7 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 300 | |
| 8 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 10,000 | |
| 9 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,500 | |

| TOTAL OB/XF | | | | | | | | | | | | 31,598 | | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | A-1 | 200.00 | 390.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 11,500.00 | 11,500.00 | 11,500 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | 00 | 0.00 | 0.00 | 0.69 | AC | | 1.00 | 1.00 | 1.00 | 11,500.00 | 11,500.00 | 7,935 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | | | | 3 | | | | | | | |
|---------------------------|--|--|--|-------------|--|--|--|----------|--|--|--|--|--|--|--|
| VALUATION BY | | | | | | | | STANDARD | | | | | | | |
| Tax Group: 3 | | | | Tax Dist: | | | | | | | | | | | |
| BUILDING MARKET VALUE | | | | | | | | 181,110 | | | | | | | |
| TOTAL MARKET OB/XF VALUE | | | | | | | | 31,598 | | | | | | | |
| TOTAL LAND VALUE - MARKET | | | | | | | | 19,435 | | | | | | | |
| TOTAL MARKET VALUE | | | | | | | | 232,143 | | | | | | | |
| SOH/AGL Deduction | | | | | | | | 72,213 | | | | | | | |
| ASSESSED VALUE | | | | | | | | 159,930 | | | | | | | |
| TOTAL EXEMPTION VALUE | | | | HX HB | | | | 51,411 | | | | | | | |
| BASE TAXABLE VALUE | | | | | | | | 108,519 | | | | | | | |
| TOTAL JUST VALUE | | | | | | | | 232,143 | | | | | | | |
| NCON VALUE | | | | | | | | 0 | | | | | | | |
| INCOME VALUE | | | | | | | | | | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | | | | | 232,143 | | | | | | | |
| PRMT:1:1: 14X46 1993 | | | | | | | | | | | | | | | |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1335/2651 | 4/28/2017 | WD Q | Q | I | 01 | 165,000 |
| GRANTOR: ROBYN Y ARRINGTON | | | | | | |
| GRANTEE: ALEXANDER BROOKS | | | | | | |
| 1220/2656 | 9/07/2011 | WD U | U | I | 16 | 120,900 |
| GRANTOR: JEFFERY A DOOLEY | | | | | | |
| GRANTEE: ROBYN Y ARRINGTON (| | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W10 FSP= N16 W22 S16 E22\$ W52 S29 E29 FOP= E20 N4 W20 S4\$ N4 E20 S4 E21 N18 FST= N11 W8 S11 E8\$ W8 N11\$. | | | | | | | | | | | |