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

2027

10-4S-16-02845-001

BUILDING CHARACTERISTICS

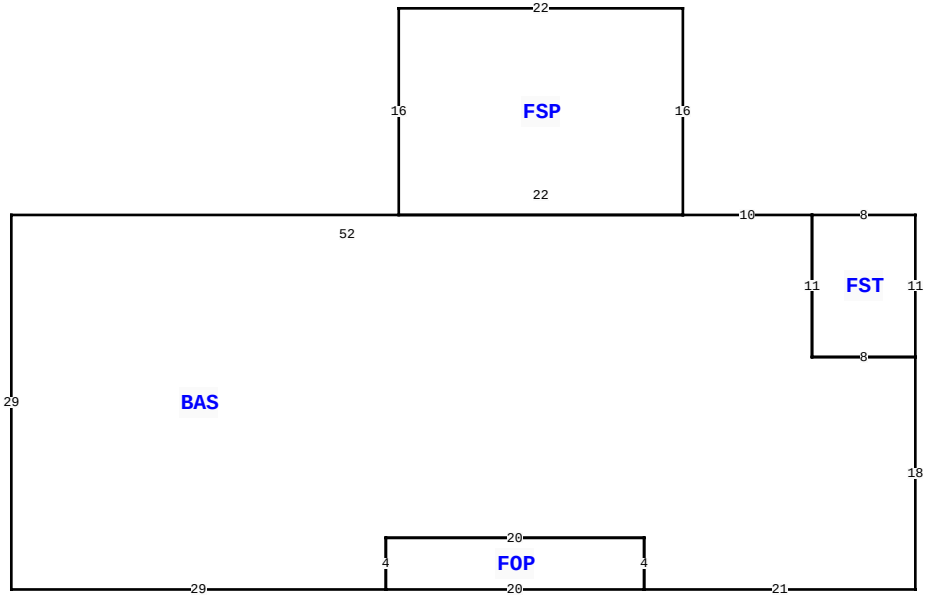
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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 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	159,615
FOP	80	30		24	2,057
FSP	352	40		141	12,087
FST	88	55		48	4,115
TOTALS	2,382			2,075	177,873

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	131.88	273,651	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1862 HX Base Yr 2019



645 SW TROY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	177,873
TOTAL MARKET OB/XF VALUE	31,598
TOTAL LAND VALUE - MARKET	19,435
TOTAL MARKET VALUE	228,906
SOH/AGL Deduction	64,050
ASSESSED VALUE	164,856
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	113,445
TOTAL JUST VALUE	228,906
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,143

PRMT:1:1: 14X46 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044806	Solar Power Syste	16,000	06/27/2022
7574	M H	60	09/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/2651	4/28/2017	WD	Q	I	01	165,000
GRANTOR: ROBYN Y ARRINGTON						
GRANTEE: ALEXANDER BROOKS						
1220/2656	9/07/2011	WD	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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 31,598

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	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							

REVIEW DATE 01/18/2024 BY KS Total Acres: 1.69 Total Land Value: 19,435 Market: 0 Agricultural: 0 Common: 19,435 PRINTED 11/17/2026 BY SYS