

THE W1/2 OF WEST 900 FT OF N3/4  
 AS: COMM NE COR OF SEC, W 437.42  
 FT TO S MAINT LINE OF TOMPKINS R

BROOKS AUSTIN  
 323 SW BROOKS CT  
 LAKE CITY, FL 32024

**2026**

17-4S-16-03051-000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 77,140 TOTAL MARKET VALUE 77,140 SOH/AGL Deduction 24,831 ASSESSED VALUE 52,309 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 52,309 TOTAL JUST VALUE 77,140 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 73,080																					
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1564/1417 3/24/2026 WD U V 11 100 GRANTOR: CA BOONE CONSTRUCTION GRANTEE: BROOKS AUSTIN 1334/0848 3/30/2017 WD Q V 01 67,500 GRANTOR: JOSEPH L DICKS GRANTEE: CA BOONE CONSTRUCTI																					
TOTALS																				BLD DATE LGL DATE XF DATE LAND DATE 05/04/2026 MLU INC DATE AG DATE																					
EXTRA FEATURES										TOTAL OB/XF										LAND DESCRIPTION																					
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	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1280 SW TOMPKINS ST, LAKE CITY										0										1 0000 C VAC RES 0 A-1 0.00 0.00 10.15 AC 1.00 1.00 0.80 9,500.00 7,600.00 77,140																					
REVIEW DATE 05/04/2026 BY MLU Total Acres: 10.15 Total Land Value: 77,140 Market: 0 Agricultural: 0 Common: 77,140 PRINTED 06/23/2026 BY SYS																																									