THE E1/2 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 CHANCE
323 SW BROOKS CT
LAKE CITY, FL 32024

2026

17-4S-16-03051-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	17416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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	38,570
TOTAL MARKET VALUE	38,570
SOH/AGL Deduction	4,182
ASSESSED VALUE	34,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,388
TOTAL JUST VALUE	38,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/2405	9/16/2022	WD	Q	V	01	33,900
GRANTOR: WHISPERING BRANCHES L						
GRANTEE: BROOKS AUSTIN CHANC						
1334/0850	3/30/2017	WD	Q	V	01	67,500
GRANTOR: JOSEPH L DICKS						
GRANTEE: WHISPERING BRANCHES						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	10.15	AC		1.00	1.00	0.40	9,500.00	3,800.00	38,570							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 10.15 Total Land Value: 38,570 Market: 0 Agricultural: 0 Common: 38,570 PRINTED 05/08/2026 BY SYS