

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



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 Tax Group: 3 Tax Dist: STANDARD 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													
DOR CODE 0000 VACANT																	PERMIT NUM				DESCRIPTION		AMT		ISSUED					
MAP NUM																														
NEIGHBORHOOD/LOC 17416.00 1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																														
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														
																	BLD DATE				LGL DATE		05/04/2026		MLU					
																	XF DATE				LAND DATE									
																	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																							

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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									