COMM NE COR OF SEC, W 437.42 FT,
MAINT S LINE OF TOMPKINS RD (GRA
981.79 FT FOR POB, S 981.14 FT,

BROOKS AUSTIN CHANCE
323 SW BROOKS CT
LAKE CITY, FL 32024

2027

17-4S-16-03051-013

BUILDING CHARACTERISTICS

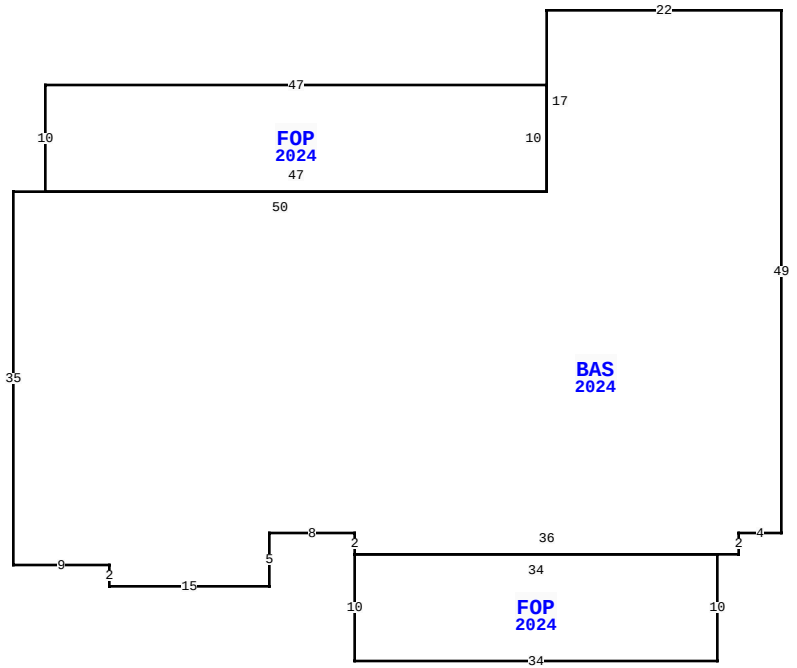
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	17416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,852	100	2024	2,852	342,941
FOP	340	30	2024	102	12,265
FOP	470	30	2024	141	16,955
TOTALS	3,662			3,095	372,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,095	111.5500	122.70	379,756	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2852 HX Base Yr 2024



323 SW BROOKS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

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	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
5	0040	BARN,POLE	0	100	40	84	3,360.00	UT	8.00	8.00	100	2024	2023		100	26,880	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		372,161
TOTAL MARKET OB/XF VALUE		37,580
TOTAL LAND VALUE - MARKET		74,160
TOTAL MARKET VALUE		483,901
SOH/AGL Deduction		56,784
ASSESSED VALUE		427,117
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		375,706
TOTAL JUST VALUE		483,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046492	New Residential C	350,000	02/10/2023
000044512	Electrical Servic	0	05/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1991	9/01/2021	WD	Q	V	01	33,900
GRANTOR: WHISPERING BRANCHES L						
GRANTEE: BROOKS AUSTIN CHANC						
1446/1988	9/01/2021	WD	U	V	11	100
GRANTOR: CA BOONE CONSTRUCTION						
GRANTEE: BROOKS AUSTIN CHANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=67,12] W22 S17 W50 S35 E9 S2 E15 N5 E8 S2 E36 N2 E4 N49 $
FOP=[YR=2024;ORIG=-2,19] E47 S10 W47 N10 $
FOP=[YR=2024;ORIG=27,63] E34 S10 W34 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 37,580

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	0.00	0.00	10.30	AC		1.00	1.00	0.60	6,000.00	3,600.00	37,080							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	10.30	AC		1.00	1.00	0.60	6,000.00	3,600.00	37,080							

REVIEW DATE 03/18/2026 BY robin Total Acres: 20.60 Total Land Value: 74,160 Market: 0 Agricultural: 0 Common: 74,160 PRINTED 11/16/2026 BY SYS