LOT 32 FAIRFIELD HILLS S/D.

615-194, 901-207, WD 1104-2197,

PARKER DAVID KENT/PARKER SUSAN ANN
305 NW BROOK LOOP
LAKE CITY, FL 32055

**2027**

**20-3S-16-02194-032**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 80 |
| Exterior Wall | 21 | STONE 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 01

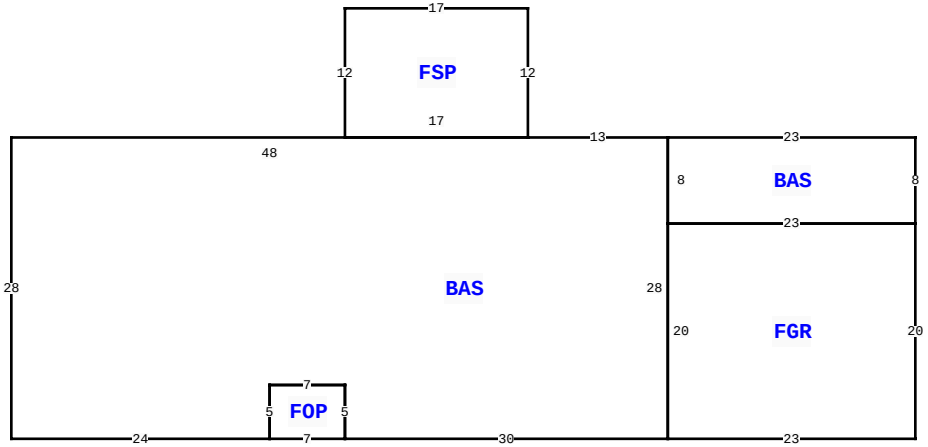
NEIGHBORHOOD/LOC 20316.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 184 | 100 | | 184 | 17,634 |
| BAS | 1,673 | 100 | | 1,673 | 160,335 |
| FGR | 460 | 55 | | 253 | 24,247 |
| FOP | 35 | 30 | | 10 | 958 |
| FSP | 204 | 40 | | 82 | 7,859 |
| TOTALS | 2,556 | | | 2,202 | 211,033 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,202 | 124.4607 | 136.91 | 301,476 | 1987 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1857 HX Base Yr 2019




305 NW BROOK LOOP, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2026 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1993 | 1993 | 3 | 100 | 2,000 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 4 | 0210 | GARAGE U | 0 | 100 | 30 | 25 | 750.00 | UT | 20.00 | 20.00 | 100 | 2014 | 2014 | 3 | 100 | 15,000 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 20 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 211,033 |
| TOTAL MARKET OB/XF VALUE | 19,100 |
| TOTAL LAND VALUE - MARKET | 30,200 |
| TOTAL MARKET VALUE | 260,333 |
| SOH/AGL Deduction | 49,985 |
| ASSESSED VALUE | 210,348 |
| TOTAL EXEMPTION VALUE | HX HB SX 101,411 |
| BASE TAXABLE VALUE | 108,937 |
| TOTAL JUST VALUE | 260,333 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 264,171 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043611 | Roof Replacement | 11,000 | 01/28/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1548/2139 | 4/13/2025 | LE | U | I | 14 | 100 |
| GRANTOR: PARKER DAVID KENT | | | | | | |
| GRANTEE: PARKER DAVID KENT ( | | | | | | |
| 1348/0814 | 11/16/2017 | WD | Q | I | 01 | 199,000 |
| GRANTOR: CARLOS D HERD | | | | | | |
| GRANTEE: DAVID KENT PARKER & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 FSP= N12 W17 S12 E17$ W48 S28 E24 FOP= E7 N5 W7 S5$ N5 E7 S5 E30 FGR= E23 N20 W23 S20$ N28$ BAS= E23 S8 W23 N8$.

## LAND DESCRIPTION

TOTAL OB/XF 19,100

| 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-3 | 0.00 | 0.00 | 1.51 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 30,200 | | | | | | | |

REVIEW DATE 04/25/2022 BY JS Total Acres: 1.51 Total Land Value: 30,200 Market: 0 Agricultural: 0 Common: 30,200 PRINTED 11/17/2026 BY SYS