LOT 33 FAIRFIELD HILLS S/D.
425-624, 773-1757, 924-635, QC 1

MORRISON MICHAEL A
313 NW BROOK LP
LAKE CITY, FL 32055

2027

20-3S-16-02194-033

BUILDING CHARACTERISTICS

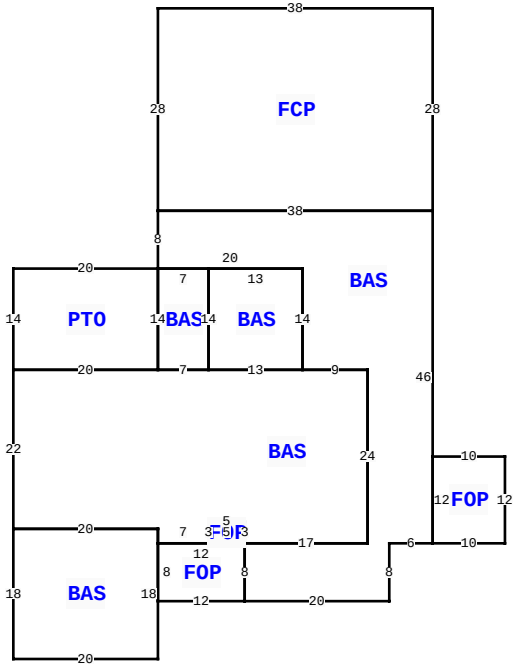
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	07	07
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	98	100		98	10,066
BAS	182	100		182	18,695
BAS	360	100		360	36,979
BAS	932	100		932	95,735
BAS	1,121	100		1,121	115,149
FCP	1,064	25		266	27,323
FOP	15	30		4	411
FOP	96	30		29	2,979
FOP	120	30		36	3,698
PTO	280	5		14	1,438
TOTALS	4,268			3,042	312,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,042	116.7265	128.40	390,593	1989	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2024 Heated Area: 2693 HX Base Yr



313 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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,914	
2	0021	BARN,FR AE	0	0	24	36	864.00	UT	19.00	19.00	100	1993	1993	3	100	16,416	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	650.00	650.00	100	2023	2022		100	650	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	312,474
TOTAL MARKET OB/XF VALUE	24,280
TOTAL LAND VALUE - MARKET	34,400
TOTAL MARKET VALUE	371,154
SOH/AGL Deduction	0
ASSESSED VALUE	371,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,154
TOTAL JUST VALUE	371,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043681	Roof Replacement	4,500	02/09/2022
24778	ADDN SFR	780	07/21/2006
8072	ADDN SFR	9,433	02/16/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/2316	8/24/2020	QC	U	I	11	100
GRANTOR: KRISTIN MORRISON						
GRANTEE: MICHAEL A MORRISON						
0924/0635	4/06/2001	WD	Q	I		97,900
GRANTOR: JERRY & TARA COURSON						
GRANTEE: MICHAEL & KRISTIN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 BAS= N14 W13 S14 E13$ W13 BAS= N14 W7 S14E7$ W7 PTO= N14 W20 S14 E20$ W20 S22 BAS= S18 E20 N18 W20$ E20 S2 FOP= S8 E12 N8 W12$ E7 FOP= E5 N3 W5 S3$ N3 E5 S3 BAS= S8 E20 N8 E6 FOP= E10 N12 W10 S12$ N46 FCP= N28 W38 S28 E38$ W38 S8 E20 S14 E9 S24 W17$ E17N24$.

LAND DESCRIPTION

TOTAL OB/XF 24,280

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	0		A-3	0.00	0.00	1.72	AC		1.00	1.00	1.00	20,000.00	20,000.00	34,400							

REVIEW DATE 02/07/2023 BY KS Total Acres: 1.72 Total Land Value: 34,400 Market: 0 Agricultural: 0 Common: 34,400 PRINTED 11/17/2026 BY SYS