LOT 1 FAIRFIELD BROOK S/D.

750-430, WD 1386-1711, WD 1466-9

VOUTOUR JEFFREY A/SALVATORE GABRIELLE M
479 NW BROOK LOOP
LAKE CITY, FL 32055

2027

20-3S-16-02206-001

BUILDING CHARACTERISTICS

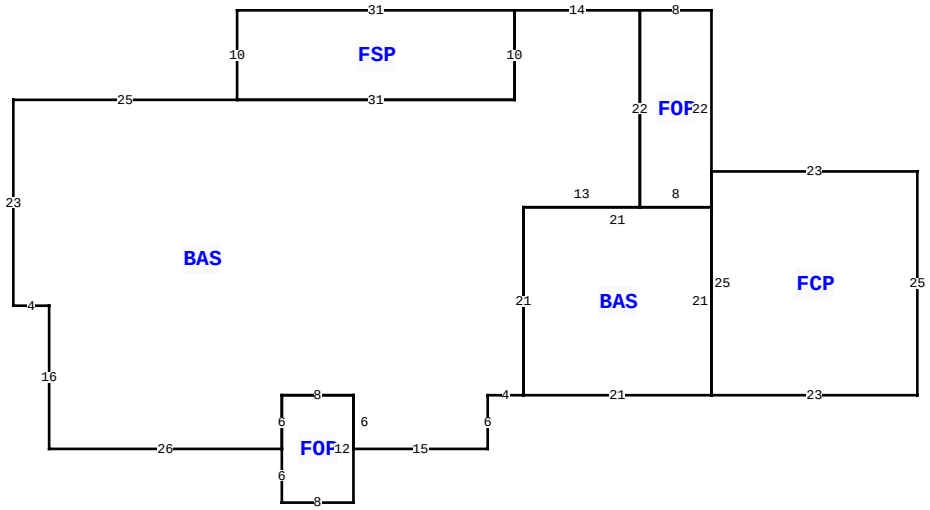
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		20316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	441	100		441	40,781
BAS	2,383	100		2,383	220,364
FCP	575	25		144	13,316
FOP	96	30		29	2,682
FOP	176	30		53	4,901
FSP	310	40		124	11,467
TOTALS	3,981			3,174	293,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,174	123.6255	135.99	431,632	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 0% - 2023 Heated Area: 2824 HX Base Yr



479 NW BROOK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2022 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	615.00	UT	1.40	1.40	100	0	0	3	100	861	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	0	16	33	528.00	UT	70.00	70.00	100	2000	2000	3	40	14,784	
4	0282	POOL ENCL	0	0	35	44	1,540.00	UT	15.00	15.00	100	2000	2000	3	40	9,240	
5	0119	MASONRY WA	0	0	0	0	538.00	UT	3.00	3.00	100	2000	2000	3	100	1,614	
6	0166	CONC,PAVMT	0	0	3	20	60.00	UT	1.50	1.50	100	2000	2000	3	100	90	
7	0120	CLFENCE 4	0	0	0	0	670.00	UT	2.50	2.50	100	2000	2000	3	100	1,675	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,800	
9	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	100	1993	1993	3	100	1,440	
10	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	293,510
TOTAL MARKET OB/XF VALUE	40,104
TOTAL LAND VALUE - MARKET	43,260
TOTAL MARKET VALUE	376,874
SOH/AGL Deduction	0
ASSESSED VALUE	376,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	376,874
TOTAL JUST VALUE	376,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051932	Roof Replacement	18,950	12/27/2024
000050456	Electrical Servic	0	07/29/2024
31138	MAINT/ALTR	80	06/12/2013
16470	POOL	195	01/05/2000
6568	SFR	57,000	11/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/988	5/10/2022	WD	Q	I	01	460,000
GRANTOR: BROOKS AUSTIN CHANCE						
GRANTEE: VOUTOUR JEFFREY A						
1386/1711	6/14/2019	WD	Q	I	01	329,000
GRANTOR: WESLEY H & LISA A HUN						
GRANTEE: AUSTIN CHANCE & RAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S23 E4 S16 E26 FOP= S6 E8 N12 W8 S6$ N6 E8 S6 E15 N6 E4 BAS= E21 FCP= E23 N25 W23 S25$ N21 W21 S21$ N21 E13 FOP= E8 N22 W8 S22$ N22 W14 FSP= W31 S10 E31 N10$ S10 W31$.

LAND DESCRIPTION

TOTAL OB/XF 33,504

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-1	372.00	402.00	3.09	AC		1.00	1.00	1.00	14,000.00	14,000.00	43,260							

REVIEW DATE 06/30/2025 BY chuck Total Acres: 3.09 Total Land Value: 43,260 Market: 0 Agricultural: 0 Common: 43,260 PRINTED 11/16/2026 BY SYS

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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
12	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 6,600

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

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