

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

2026

20-3S-16-02206-001
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	80
Interior Floor	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	1.100	
Architectual Units	05	CONV	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
BAS	441	100	
BAS	2,383	100	
FCP	575	25	
FOP	96	30	
FOP	176	30	
FSP	310	40	
TOTALS	3,981		

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	140.93	447,312	1993	1993	0	0	32.00	68.00

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			304,172
TOTAL MARKET OB/XF VALUE			40,104
TOTAL LAND VALUE - MARKET			43,260
TOTAL MARKET VALUE			387,536
SOH/AGL Deduction			0
ASSESSED VALUE			387,536
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			387,536
TOTAL JUST VALUE			387,536
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			386,900

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	Q	I	01	460,000
GRANTOR: BROOKS AUSTIN CHANCE						
GRANTEE: VOUTOUR JEFFREY A						
1386/1711	6/14/2019	WD Q	Q	I	01	329,000
GRANTOR: WESLEY H & LISA A HUN						
GRANTEE: AUSTIN CHANCE & RAC						

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
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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2022	MLU

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

