LOT 12 FAIRFIELD BROOK S/D.
454-722, 807-1831, 862-1296, PB

GROGAN JESSE C/GROGAN BETTY JO
356 NW BROOK LOOP
LAKE CITY, FL 32055

2027

20-3S-16-02206-012

BUILDING CHARACTERISTICS

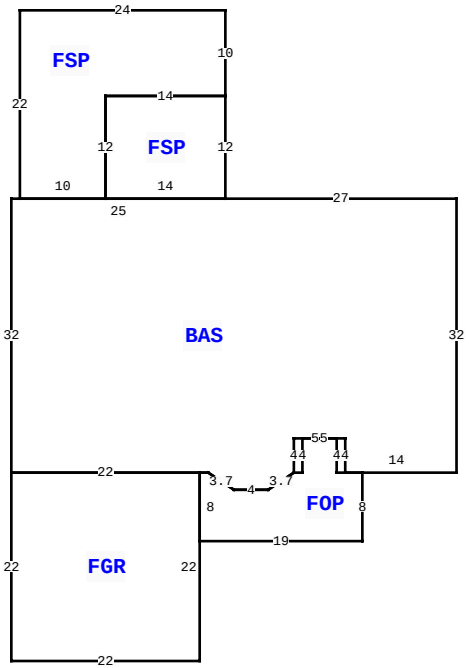
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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		20316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100		1,658	145,736
FGR	484	55		266	23,381
FOP	158	30		47	4,131
FSP	168	40		67	5,890
FSP	360	40		144	12,658
TOTALS	2,828			2,182	191,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,182	117.9423	129.74	283,093	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 100% - 2021 Heated Area: 1658 HX Base Yr 2021



356 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,122.00	UT	1.50	1.50	100	1995	1995	3	100	1,683	
3	0120	CLFENCE 4	0	100	38	10	380.00	UT	4.50	4.50	100	1995	1995	3	100	1,710	
4	0200	GARAGE F	0	100	30	42	1,260.00	UT	10.00	10.00	100	1995	1995	3	100	12,600	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		191,796
TOTAL MARKET OB/XF VALUE		17,593
TOTAL LAND VALUE - MARKET		36,320
TOTAL MARKET VALUE		245,709
SOH/AGL Deduction		16,270
ASSESSED VALUE		229,439
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,028
TOTAL JUST VALUE		245,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31349	MAINT/ALTR	0	08/14/2013
10008	SFR	270	07/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1165	9/09/2026	WD	Q	I	01	372,500
GRANTOR: LUNDE KELLY						
GRANTEE: GROGAN JESSE C						
1577/1186	7/15/2026	QC	U	I	11	100
GRANTOR: LUNDE BLAKE ALEXEI						
GRANTEE: LUNDE KELLY MICHELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 W25 S32 E22 E1 D2R3 E4 U2R3 N4 E5 S4 E14 N32 $
FGR=[ORIG=-52,32] S22 E22 N22 W22 $
FSP=[ORIG=-27,-12] N10 W24 S22 E10 N12 E14 $
FSP=[ORIG=-27,0] N12 W14 S12 E14 $
FOP=[ORIG=-30,32] S8 E19 N8 W2 N4 W5 S4 W1 D2L3 W4 U2L3 W1 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,593

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	296.00	316.00	2.27	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,320							

REVIEW DATE 02/07/2023 BY KS Total Acres: 2.27 Total Land Value: 36,320 Market: 0 Agricultural: 0 Common: 36,320 PRINTED 11/17/2026 BY SYS