LOT 13 FAIRFIELD BROOK S/D.
454-724, WD 1025-1946, WD 1051-2

CORTOPASSI ROBERTA L/CORTOPASSI JAMES
228 NW BROOK LOOP
LAKE CITY, FL 32024

2027

20-3S-16-02206-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

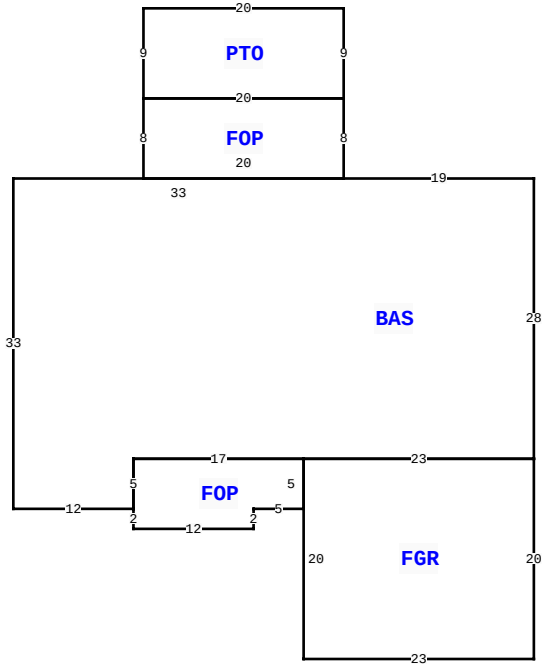
NEIGHBORHOOD/LOC 20316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100		1,516	223,599
FGR	460	55		253	37,315
FOP	109	30		33	4,868
FOP	160	30		48	7,080
PTO	180	5		9	1,328
TOTALS	2,425			1,859	274,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,859	147.3417	162.08	301,307	2019	2019	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2021 Heated Area: 1516 HX Base Yr 2021



228 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	2019	2019	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,134.00	UT	2.00	2.00	100	2019	2019	3	100	2,268	
3	0210	GARAGE U	0	100	40	50	2,000.00	UT	22.50	22.50	100	2021	2021		100	45,000	
4	0166	CONC,PAVMT	0	100	0	0	2,740.00	UT	3.00	3.00	100	2021	2021		100	8,220	
5	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2024	2023		97	28,518	
6	0166	CONC,PAVMT	0	100	0	0	949.00	UT	2.50	2.50	100	2024	2023		100	2,373	
7	0282	POOL ENCL	0	100	0	0	1,369.00	UT	15.00	15.00	100	2024	2023		85	17,455	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		274,189
TOTAL MARKET OB/XF VALUE		105,034
TOTAL LAND VALUE - MARKET		35,600
TOTAL MARKET VALUE		414,823
SOH/AGL Deduction		5,856
ASSESSED VALUE		408,967
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		357,556
TOTAL JUST VALUE		414,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047311	Screen Enclosure	20,000	05/24/2023
000046727	Swimming Pool and	81,000	03/13/2023
000045345	Remodel	8,245	08/31/2022
000041833	Electrical Servic	0	04/30/2021
41403	STORAGE BLDG		02/25/2021
37407	SFR	797	11/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/292	5/07/2026	LE	U	I	14	0
GRANTOR: CORTOPASSI JAMES (ENH						
GRANTEE: CORTOPASSI FAMILY T						
1403/1903	12/31/2019	WD	Q	I	01	235,000
GRANTOR: DANIEL K SCHNABEL						
GRANTEE: ROBERTA L & JAMES C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= N8 PTO= N9 W20 S9 E20$ W20 S8 E20$ W33 S33 E12
FOP= S2 E12 N2 E5 N5 W17 S5$ N5 E17 FGR= S20 E23 N20 W23$ E23 N28$.

LAND DESCRIPTION

TOTAL OB/XF 105,034

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	236.00	307.00	1.78	AC		1.00	1.00	1.00	20,000.00	20,000.00	35,600							

REVIEW DATE 03/19/2026 BY robin Total Acres: 1.78 Total Land Value: 35,600 Market: 0 Agricultural: 0 Common: 35,600 PRINTED 11/17/2026 BY SYS