LOT 14 FAIRFIELD BROOK S/D.
454-560, 596-458, 767-2214, DC 1

BOND CHRISTINE C
196 NW BROOK LOOP
LAKE CITY, FL 32055

2027

20-3S-16-02206-014

BUILDING CHARACTERISTICS

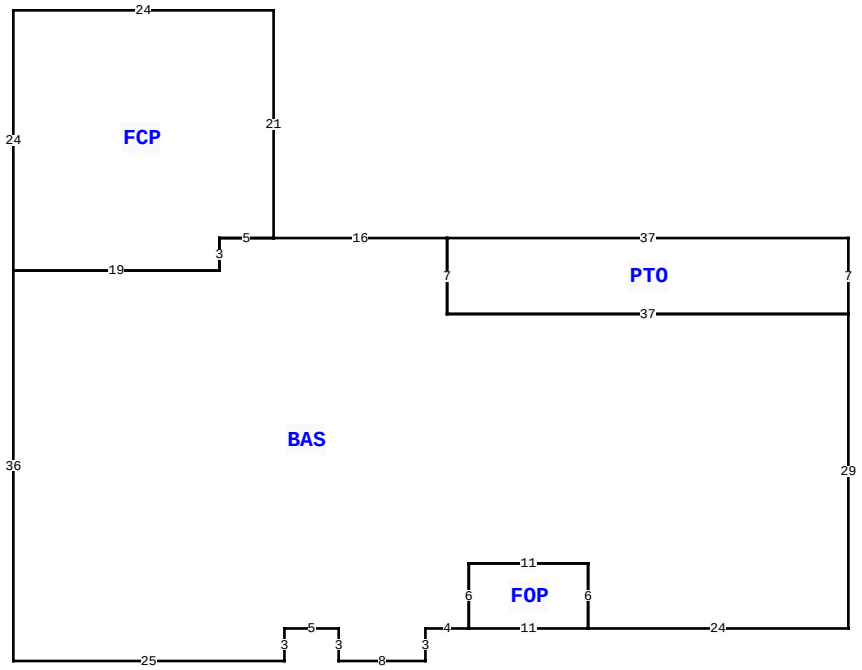
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
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	2,489	100		2,489	197,652
FCP	561	25		140	11,118
FOP	66	30		20	1,588
PTO	259	5		13	1,032
TOTALS	3,375			2,662	211,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,662	107.4240	118.17	314,569	1993	1993	0	0	0	32.80	67.20

1 SINGLE FAM 100% - 0 Heated Area: 2489 HX Base Yr



196 NW BROOK LOOP, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
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	100	0	0	603.00	UT	1.40	1.40	100	1993	1993	3	100	844	
2	0031	BARN,MT AE	0	100	36	36	1,296.00	UT	6.30	6.30	100	1993	1993	3	100	8,165	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		211,390
TOTAL MARKET OB/XF VALUE		10,209
TOTAL LAND VALUE - MARKET		24,800
TOTAL MARKET VALUE		246,399
SOH/AGL Deduction		75,061
ASSESSED VALUE		171,338
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		114,927
TOTAL JUST VALUE		246,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6609	SFR	59,000	11/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0767/2214	11/25/1992	WD	U	V	12	15,000
GRANTOR: CLYDE O TIMMONS						
GRANTEE: MICHAEL BOND						
0596/0458	7/01/1986	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FCP= N21 W24 S24 E19 N3 E5$ W5 S3 W19 S36 E25 N3 E5 S3 E8 N3 E4 FOP= E11 N6 W11 S6$ N6 E11 S6 E24 N29 PTO= N7 W37 S7 E37$ W37 N7$.

LAND DESCRIPTION

TOTAL OB/XF 10,209

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	200.00	282.00	1.24	AC		1.00	1.00	1.00	20,000.00	20,000.00	24,800							

REVIEW DATE 02/07/2023 BY KS Total Acres: 1.24 Total Land Value: 24,800 Market: 0 Agricultural: 0 Common: 24,800 PRINTED 11/17/2026 BY SYS