LOT 17 FAIRFIELD BROOK S/D. EX 0
TO COUNTY DESC ORB 1064-2782.

GRANGER KAREN ALIDA
343 NW HORIZON ST
LAKE CITY, FL 32055

2026

20-3S-16-02206-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

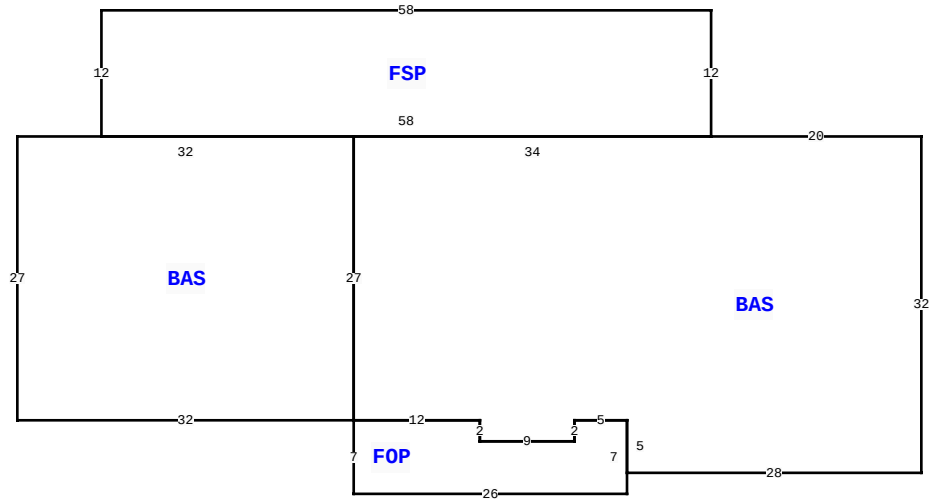
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	864	100		864	68,650
BAS	1,616	100		1,616	128,401
FOP	164	30		49	3,894
FSP	696	40		278	22,089
TOTALS	3,340			2,807	223,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,807	107.2320	122.24	343,128	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2480 HX Base Yr



255 NW BROOK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	223,033
TOTAL MARKET OB/XF VALUE	5,815
TOTAL LAND VALUE - MARKET	29,200
TOTAL MARKET VALUE	258,048
SOH/AGL Deduction	0
ASSESSED VALUE	258,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,048
TOTAL JUST VALUE	258,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1135/2576	11/09/2007	WD	Q	I		180,000

GRANTOR: HOWARD REGISTER JR &

GRANTEE: KAY A GRANGER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N12 W58 S12 E58$ W34 BAS= W32 S27 E32 N27$ S27
FOP= S7 E26 N7 W5 S2W9 N2 W12$ E12 S2 E9 N2 E5 S5 E28 N32$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0120	CLFENCE 4	0	0	0	0	220.00	UT	4.50	4.50	100	1993	1993	3	100	990	
3	0166	CONC,PAVMT	0	0	0	0	450.00	UT	2.50	2.50	100	2005	2005	3	100	1,125	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,815

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	0.00	0.00	1.46	AC		1.00	1.00	1.00	20,000.00	20,000.00	29,200							

REVIEW DATE 02/07/2023 BY KS Total Acres: 1.46 Total Land Value: 29,200 Market: 0 Agricultural: 0 Common: 29,200 PRINTED 05/14/2026 BY SYS