COMM NW COR OF SEC, RUN E 1085.5
BOOKER T COMBS RD, S ALONG C/L 3
FOR POB, CONT S 989.7 FT, E 408.

BROOKINS BRETT D/BROOKINS ELIZABETH V
2043 NW COMBS TER
LAKE CITY, FL 32055-5622

2026

30-2S-16-01788-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

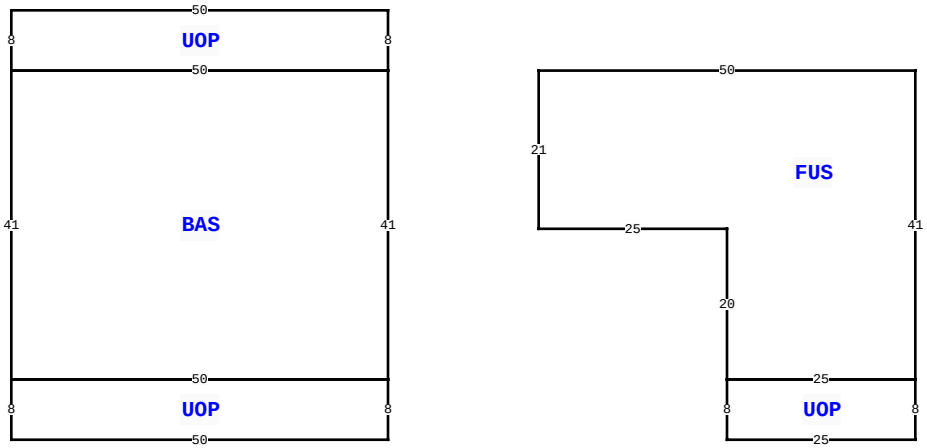
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	30216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100		2,050	157,581
FUS	1,550	100		1,550	119,147
UOP	200	20		40	3,075
UOP	400	20		80	6,150
UOP	400	20		80	6,150
TOTALS	4,600			3,800	292,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,800	103.7400	118.26	449,388	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 3600 HX Base Yr 2021



2043 NW COMBS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	05/15/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		324,140
TOTAL MARKET OB/XF VALUE		14,988
TOTAL LAND VALUE - MARKET		115,800
TOTAL MARKET VALUE		407,452
SOH/AGL Deduction		92,420
ASSESSED VALUE		315,032
TOTAL EXEMPTION VALUE	HX HB 13	275,094
BASE TAXABLE VALUE		39,938
TOTAL JUST VALUE		454,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055437	Electrical Servic		04/08/2026
000048967	Roof Replacement	9,300	01/05/2024
38134	STORAGE	200	05/17/2019
38099	PUMP/UTPOL	50	05/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/193	4/25/2023	WD	U	I	37	55,000
GRANTOR: FERGUSON RICHARD A						
GRANTEE: BROOKINS BRETT						
1425/646	12/02/2020	WD	U	I	30	100
GRANTOR: MOTLEY BRENDA L FERGU						
GRANTEE: FERGUSON RICHARD A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W50 S8 E50$ BAS= W50S41UOP= S8 E50 N8 W50$ E50 N41$ PTR=E20 FUS= E50 S41 UOP= S8 W25 N8 E25$ W25 N20 W25 N21$ W20$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0166	CONC,PAVMT	0	100	14	20	560.00	UT	1.50	1.50	100	1993	1993	3	100	840	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0060	CARPORT F	0	100	16	42	672.00	UT	4.00	4.00	100	2005	2005	3	100	2,688	
6	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
7	0294	SHED WOOD/	0	100	28	30	840.00	UT	9.00	9.00	100	2005	2005	3	100	7,560	

LAND DESCRIPTION

TOTAL OB/XF 14,988

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	0100	C	SFR	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	6200	A	PASTURE 3	0		00	0.00	0.00	8.30	AC		1.00	1.00	1.00	280.00	280.00	2,324							
4	0000	C	VAC RES	100		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	54,000							
5	9910	M	MKT.VAL.AG	0		00	0.00	0.00	8.30	AC		1.00	1.00	1.00	6,000.00	6,000.00	49,800							

REVIEW DATE 01/30/2024 BY JS Total Acres: 19.30 Total Land Value: 68,324 Market: 49,800 Agricultural: 2,324 Common: 66,000 PRINTED 05/08/2026 BY SYS

COMM NW COR OF SEC, RUN E 1085.5
BOOKER T COMBS RD, S ALONG C/L 3
FOR POB, CONT S 989.7 FT, E 408.

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LAKE CITY, FL 32055-5622

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COLUMBIA COUNTY PROPERTY

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Roof Cover	14	PREFIN MT 100
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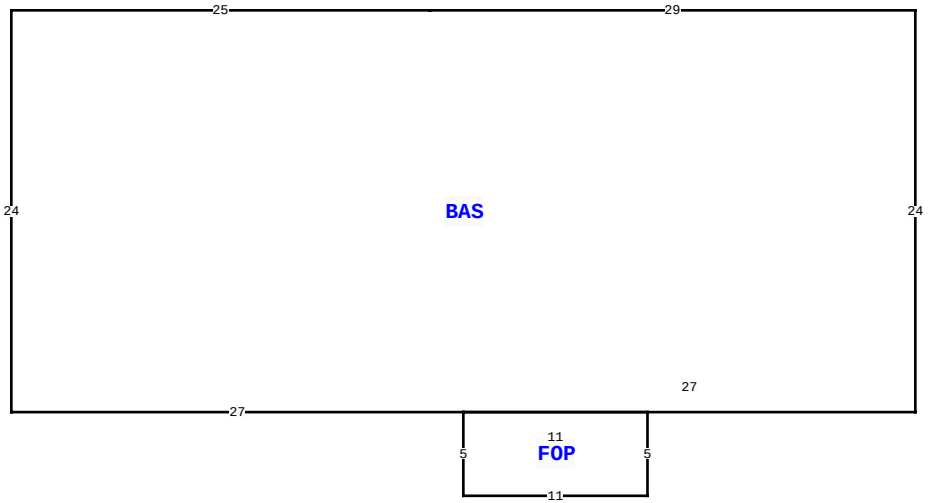
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	30216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	31,648
FOP	55	30		16	391
TOTALS	1,351			1,312	32,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,312	61.2000	69.77	91,538	1974	1974	0	0	30	35.00	35.00

2 SINGLE FAM 0% - 2021 Heated Area: 1296 HX Base Yr 2021



2043 NW COMBS TER, LAKE CITY

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PREVIOUS YEAR MKT VALUE		449,250

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GRANTEE: BROOKINS BRETT						
1425/646	12/02/2020	WD	U	I	30	100
GRANTOR: MOTLEY BRENDA L FERGU						
GRANTEE: FERGUSON RICHARD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W29 W25 S24 E27 E27 N24 $
FOP=[ORIG=-27,24] S5 E11 N5 W11 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/30/2024 BY JS Total Acres: 19.30 Total Land Value: 68,324 Market: 49,800 Agricultural: 2,324 Common: 66,000 PRINTED 05/08/2026 BY SYS