THE S 210 FT OF THE W 654.42 FT
OF SW1/4 LYING W OF RD.

BROOKS BRANDON D
1600 SW HALTIWANGER RD
LAKE CITY, FL 32024

2027

33-5S-17-09486-003

BUILDING CHARACTERISTICS

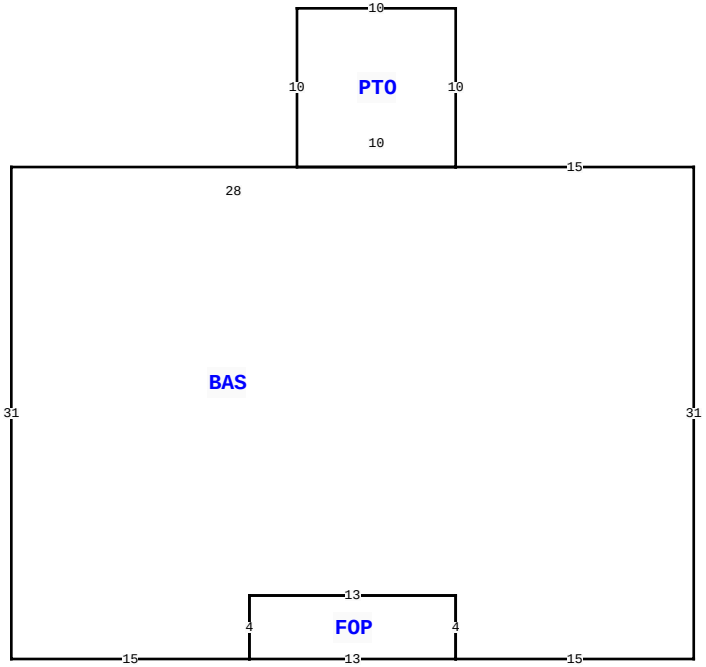
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,281	100		1,281	126,154
FOP	52	30		16	1,575
PTO	100	5		5	492
TOTALS	1,433			1,302	128,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,302	117.8000	129.58	168,713	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2016 Heated Area: 1281 HX Base Yr 2016



1600 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0020	BARN,FR	0	100	17	17	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0040	BARN,POLE	0	100	20	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0166	CONC,PAVMT	0	100	3	24	72.00	UT	1.50	1.50	100	2001	2001	3	100	108	
4	0070	CARPORT UF	0	100	14	17	228.00	UT	2.50	2.50	100	2001	2001	3	100	570	
5	0070	CARPORT UF	0	100	14	17	238.00	UT	2.50	2.50	100	2001	2001	3	100	595	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,222
TOTAL MARKET OB/XF VALUE		2,473
TOTAL LAND VALUE - MARKET		38,750
TOTAL MARKET VALUE		169,445
SOH/AGL Deduction		55,151
ASSESSED VALUE		114,294
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,883
TOTAL JUST VALUE		169,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17863	SFR	217	01/25/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/346	6/21/2021	WD	U	I	11	0
GRANTOR: BROOKS MARTHA ANN						
GRANTEE: BROOKS BRANDON D						
1306/0829	12/18/2015	QC	U	I	11	100
GRANTOR: MARTHA ANN BROOKS						
GRANTEE: BRANDON D BROOKS (L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N10 W10 S10 E10$ W28 S31 E15 FOP= E13 N4 W13 S4$ N4 E13 S4 E15 N31$.

LAND DESCRIPTION

TOTAL OB/XF 2,473

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	0.00	0.00	3.10	AC		1.00	1.00	1.00	12,500.00	12,500.00	38,750							

REVIEW DATE 09/19/2017 BY BC Total Acres: 3.10 Total Land Value: 38,750 Market: 0 Agricultural: 0 Common: 38,750 PRINTED 11/17/2026 BY SYS