PART OF LOTS 3 & 4 BROOKSIDE S/D
COMM AT SW COR OF LOT 3 RUN N 90
POB, CONT N 9 DG W 513.37 FT TO

JONES FAMILY LIVING TRUST DATED APRIL 18, 2002
301 NW BROOKSIDE CT
LAKE CITY, FL 32055

2027

35-3S-16-02572-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
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 06

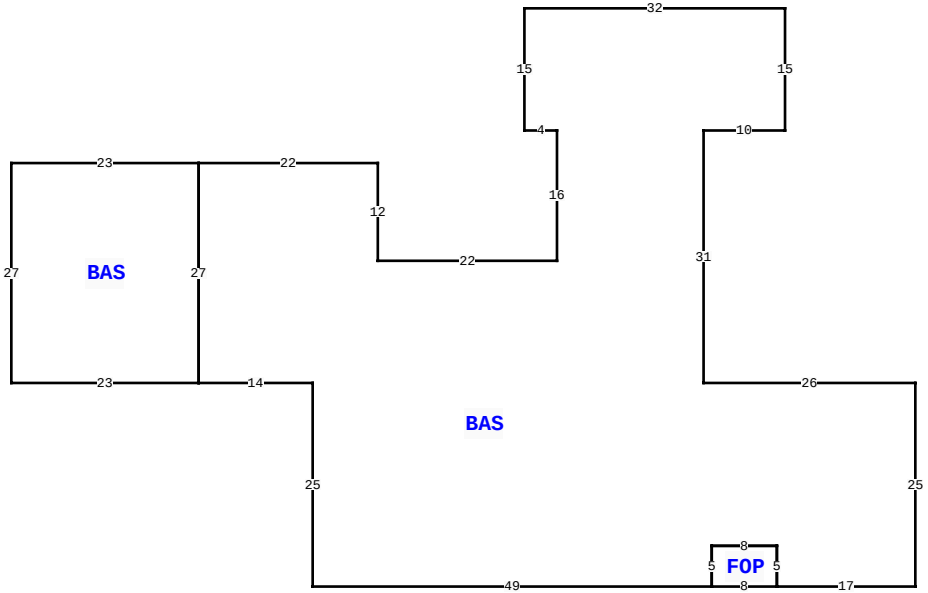
NEIGHBORHOOD/LOC 35316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	621	100		621	50,049
BAS	3,772	100		3,772	303,999
FOP	40	30		12	967
TOTALS	4,433			4,405	355,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,405	112.7140	123.99	546,176	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 4393 HX Base Yr 2026



301 NW BROOKSIDE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		355,014
TOTAL MARKET OB/XF VALUE		5,684
TOTAL LAND VALUE - MARKET		64,325
TOTAL MARKET VALUE		425,023
SOH/AGL Deduction		0
ASSESSED VALUE		425,023
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		373,612
TOTAL JUST VALUE		425,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054058	Roof Replacement	29,911	09/15/2025
000050197	Electrical Servic	0	06/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1444	2/11/2026	QC	U	I	11	100
GRANTOR: JONES FAMILY TRUST DA						
GRANTEE: JONES FAMILY LIVING						
1470/2590	6/23/2022	QC	U	I	11	100
GRANTOR: JONES REBECCA J						
GRANTEE: JONES FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S15 E4 S16 W22 N12 W22 BAS= W23 S27 E23 N27$ S27E14 S25 E49 FOP= E8 N5 W8 S5$N5 E8 S5 E17 N25 W26 N31 E10 N15$.

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	0	0	3	100	2,000	
2	0021	BARN,FR AE	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0166	CONC,PAVMT	0	100	12	162	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,633	
4	0260	PAVEMENT-A	0	100	9	301	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,251	

LAND DESCRIPTION

TOTAL OB/XF 5,684

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			0.00	0.00	4.15	AC		1.00	1.00	1.00	15,500.00	15,500.00	64,325							

REVIEW DATE 07/02/2024 BY TW Total Acres: 4.15 Total Land Value: 64,325 Market: 0 Agricultural: 0 Common: 64,325 PRINTED 11/17/2026 BY SYS