

COLUMBIA COUNTY

Property Appraiser

Parcel 30-2S-16-01788-003

Owners

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

GSA GIS

Pictometry

Parcel Summary

Location	2043 NW COMBS TER
Use Code	5000: IMPROVED AG
Tax District	3: COUNTY
Acreage	19.3000
Section	30
Township	2S
Range	16
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)
Lineage	Combined from: 30-2S-16-01788-003 30-2S-16-01788-004

Additional Site Addresses

3244 NW SUWANNEE VALLEY RD

Legal Description

COMM NW COR OF SEC, RUN E 1085.50 FT TO C/L BOOKER T COMBS RD, S ALONG C/L 329.9 FT FOR POB, CONT S 989.7 FT, E 408.75 FT, N 989.25 FT, W 411.09 FT TO POB. (AKA LOTS 1, 2 & 6) & W1/2 OF E1/2 OF W1/2 OF NE1/4 OF NW1/4 & E1/2 OF W1/2 OF W1/2 OF NE1/4 OF NW1/4.

310-380, 466-786, 625-138, 720-173,
 720-568, 757-115, 722-138, 742-1269,
 1180-1434, 1191-2193, WD 1325-2553,
 DC 1271-897, WD 1271-898, DC 1384-148,149,
 PB 1419-2138, PB 1424-1232, WD 1425-646,
 WD 1489-193,



Working Values

	2026
Total Building	\$324,140
Total Extra Features	\$14,988
Total Market Land	\$115,800
Total Ag Land	\$2,324
Total Market	\$454,928
Total Assessed	\$315,032
Total Exempt	\$275,094
Total Taxable	\$39,938
SOH Diff	\$92,420

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$318,462	\$341,633	\$245,987	\$212,667	\$177,642	\$162,496
Total Extra Features	\$14,988	\$14,988	\$13,088	\$13,088	\$13,088	\$13,088
Total Market Land	\$115,800	\$96,500	\$46,500	\$28,988	\$28,988	\$28,941
Total Ag Land	\$2,324	\$2,282	\$2,282	\$2,282	\$2,200	\$2,008
Total Market	\$449,250	\$453,121	\$305,575	\$254,743	\$219,718	\$204,525
Total Assessed	\$307,296	\$330,306	\$209,189	\$203,163	\$197,230	\$181,845
Total Exempt	\$267,923	\$260,396	\$209,189	\$203,163	\$197,230	\$0
Total Taxable	\$39,373	\$69,910	\$0	\$0	\$0	\$181,845
SOH Diff	\$94,478	\$83,597	\$57,168	\$29,174	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1489/193	2023-04-25	<u>U</u>	<u>37</u>	WARRANTY DEED	Improved	\$55,000	Grantor: FERGUSON RICHARD A Grantee: BROOKINS BRETT
<u>WD</u> 1425/646	2020-12-02	<u>U</u>	<u>30</u>	WARRANTY DEED	Improved	\$100	Grantor: MOTLEY BRENDA L FERGUSON

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
							Grantee: FERGUSON RICHARD A
<u>PB</u> 1424/1232	2020-11-19	<u>U</u>	<u>18</u>	PROBATE	Improved	\$0	Grantor: CLERK OF COURT Grantee: BRENDA L FERGUSON MOTLEY & ETAL 20% INT ECH
<u>WD</u> 1325/2553	2016-11-14	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$200,000	Grantor: FRANK & JULIE GAFFORD INDIV & AS TRUSTEES Grantee: BRETT D & ELIZABETH V BROOKINS (H/W)
<u>WD</u> 1271/0898	2014-03-19	<u>U</u>	<u>11</u>	WARRANTY DEED	Improved	\$100	Grantor: WILLIAM W FERGUSON & ANDREA J Grantee: WILLIAM W FERGUSON & ANDREA J
<u>WD</u> 1180/1434	2009-05-21	<u>U</u>	<u>11</u>	WARRANTY DEED	Improved	\$100	Grantor: FRANK & JULIE GAFFORD Grantee: FRANK & JULIE GAFFORD AS TRUSTEES
<u>WD</u> 0757/0115	1992-02-25	<u>U</u>	<u>12</u>	WARRANTY DEED	Improved	\$75,000	Grantor: DAVEY-TOWERS Grantee: FRANK GAFFORD
<u>WD</u> 0742/1269	1991-02-22	<u>Q</u>		WARRANTY DEED	Improved	\$48,900	Grantor: HILDA BOOTH Grantee: WILLIAM FERGUSON
<u>WD</u> 0625/0138	1987-06-10	<u>U</u>		WARRANTY DEED	Improved	\$68,900	Grantor: JOHNSON BOBBY C & Grantee: DAVEY NORA M &
<u>WD</u> 0466/0786	1981-04-11	<u>Q</u>	<u>01</u>	WARRANTY DEED	Vacant	\$10,909	Grantor: JOHN D & PHYLLIS S HOLLINGSWORTH Grantee: BOBBY C & BONNIE J JOHNSON

Buildings

Building # 1, Section # 1, 162496, SFR

Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	3600	\$449,388	1980	1980	4,600	0.00%	35.00%	65.00%	\$292,102

Structural Elements

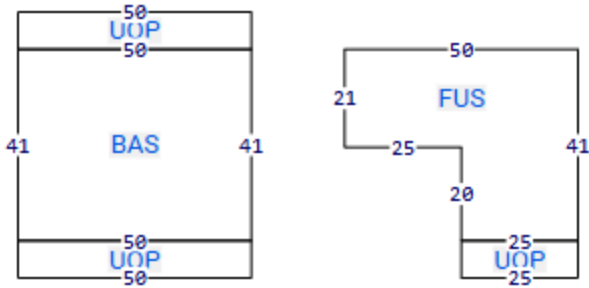
Type	Description	Code	Details
EW	Exterior Wall	12	CEDAR
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	02	WALL BD/WD

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	2,050	100%	2,050
<u>FUS</u>	1,550	100%	1,550
<u>UOP</u>	200	20%	40
<u>UOP</u>	400	20%	80

Type	Description	Code	Details
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	06	VINYL ASB
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	4.00	
BTH	Bathrooms	3.50	
FR	Frame	01	NONE
STR	Stories	2.	2.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Type	Gross Area	Percent of Base	Adjusted Area
<u>UOP</u>	400	20%	80



Building # 2, Section # 1, 56661, SFR

Type	Models	Heated Sq Ft	Repl Cost New	YrBlit	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1296	\$91,538	1974	1974	1,351	30.00%	65.00%	35.00%	\$32,038

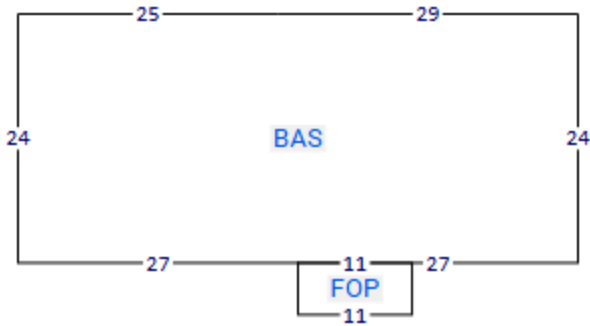
Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	17	MSNRY STUC
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	14	PREFIN MT
IW	Interior Wall	02	WALL BD/WD
IF	Interior Flooring	06	VINYL ASB

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,296	100%	1,296
<u>FOP</u>	55	30%	16

Type	Description	Code	Details
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	1.50	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	01	01
KTCH	Kitchen Adjustment	01	01



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0180	FPLC 1STRY			1.00	\$2,000.00	1993	100%	\$2,000
0296	SHED METAL			1.00	\$0.00	0	100%	\$200
0166	CONC,PAVMT	14	20	560.00	\$1.50	1993	100%	\$840
0190	FPLC PF			1.00	\$1,200.00	2005	100%	\$1,200
0060	CARPORT F	16	42	672.00	\$4.00	2005	100%	\$2,688
0285	SALVAGE			1.00	\$500.00	2022	100%	\$500
0294	SHED WOOD/VINYL	28	30	840.00	\$9.00	2005	100%	\$7,560

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	00	.00	.00	1.00	\$6,000.00/AC	1.00	1.00	\$6,000
0100	SFR	00	.00	.00	1.00	\$6,000.00/AC	1.00	1.00	\$6,000

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
6200	PASTURE 3	00	.00	.00	8.30	\$280.00/AC	8.30	1.00	\$2,324
0000	VAC RES	00	.00	.00	9.00	\$6,000.00/AC	9.00	1.00	\$54,000
9910	MKT.VAL.AG	00	.00	.00	8.30	\$6,000.00/AC	8.30	1.00	\$49,800

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Jan 11, 2024	000048967	REROOF SFR	COMPLETED	Roof Replacement or Repair
Jun 6, 2019	38134	STORAGE	COMPLETED	STORAGE
May 13, 2019	38099	PUMP/UTPOL	COMPLETED	PUMP/UTPOL

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of April 08, 2026.