LOT 11 FAIRFIELD BROOK S/D.
454-720, WD 1280-1710, WD 1303-1

O'KEEFE BRADFORD II
370 NW BROOK LOOP
LAKE CITY, FL 32055

2025

20-3S-16-02206-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

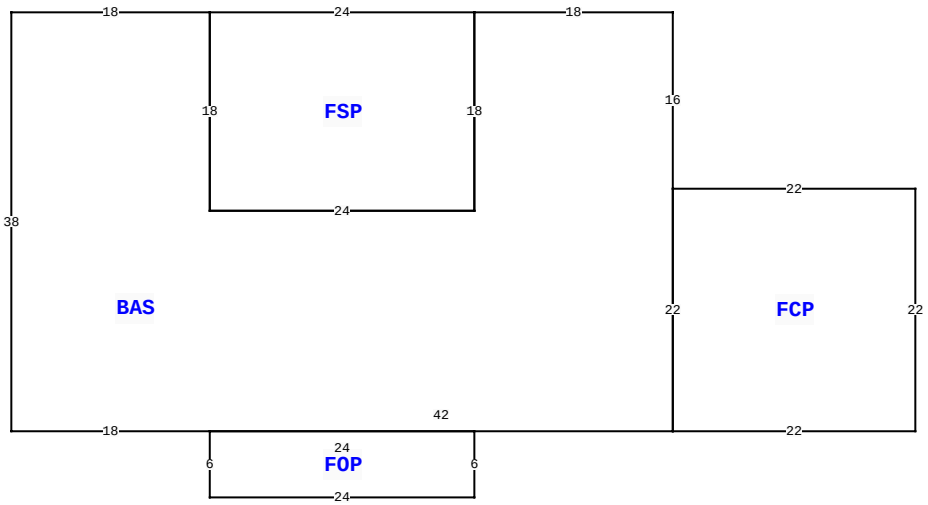
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	208,542
FCP	484	25	121	13,655
FOP	144	30	43	4,852
FSP	432	40	173	19,522
TOTALS	2,908		2,185	246,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,185	116.8200	122.66	268,012	1988	2015	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1848 HX Base Yr 2024



370 NW BROOK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		246,571
TOTAL MARKET OB/XF VALUE		16,130
TOTAL LAND VALUE - MARKET		33,320
TOTAL MARKET VALUE		296,021
SOH/AGL Deduction		0
ASSESSED VALUE		296,021
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,021
TOTAL JUST VALUE		296,021
NCON VALUE		10,120
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049629	Storage Building	16,360	04/16/2024
31139	MAINT/ALTR	60	06/12/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1498/790	8/28/2023	WD	Q	I	01	365,900
GRANTOR: BAUGH JERRY						
GRANTEE: O'KEEFE BRADFORD II						
1303/1647	10/28/2015	WD	Q	I	01	187,300
GRANTOR: CHRISTOPHER O & TERRA						
GRANTEE: JERRY & LINDA BAUGH						

BUILDING NOTES

BUILDING DIMENSIONS

FCP= W22 BAS= N16 W18 FSP= W24 S18 E24 N18$ S18 W24 N18 W18 S38 E18 FOP= S6 E24 N6 W24$ E42 N22$ S22 E22 N22$.

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	1988	1988	3	100	2,000	
3	0060	CARPORT F	0	100	16	32	512.00	UT	5.00	5.00	100	1993	1993	3	100	2,560	
5	0169	FENCE/WOOD	0	100	16	15	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
6	0269	RVP HOOKUP	0	100	0	0	1.00	UT	1,150.00	1,150.00	100	2024	2023		100	1,150	
7	0030	BARN,MT	0	100	18	30	540.00	UT	18.00	18.00	100	2025	2024		100	9,720	
8	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	

LAND DESCRIPTION

TOTAL OB/XF 16,130

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	349.00	252.00	2.38	AC		1.00	1.00	1.00	14,000.00	14,000.00	33,320							

REVIEW DATE 06/26/2024 BY randall Total Acres: 2.38 Total Land Value: 33,320 Market: 0 Agricultural: 0 Common: 33,320 PRINTED 01/01/2025 BY SYS