

AKA PART OF LOT 9 BROOKWOOD S/D
SOUTH 1/2 OF THE FOLLOWING: COMM
915 FT TO C/L OF 50 FT RD FOR PO

DUKES BARBARA/DUKES MATTHEW C
428 SW BROOKWOOD DR
LAKE CITY, FL 32024

2026

02-5S-16-03444-007



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 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	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	07 07
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	2516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	33,805
BAS	1,872	100		1,872	158,208
FDC	780	35		273	23,072
FDG	312	60		187	15,804
FOP	160	30		48	4,057
FOP	880	30		264	22,311
UDU	48	55		26	2,198

TOTALS	4,452			3,070	259,455
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0080	DECKING	0	0	0	0	1.00	UT	0.00
3	0166	CONC, PAVMT	0	0	0	0	1,476.00	UT	1.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		00	0.00	0.00	2.00

REVIEW DATE	04/20/2022	BY	JS
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,070	116.0896	130.02	399,161	1979	1979	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2272 HX Base Yr

428 SW BROOKWOOD DR, LAKE CITY

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

TOTAL OB/XF										3,814	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
00	0.00	0.00	2.00	AC		1.00	1.00	0.90	12,000.00	10,800.00	

Market: 0	Agricultural: 0	Common: 21,600
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			259,455
TOTAL MARKET OB/XF VALUE			3,814
TOTAL LAND VALUE - MARKET			21,600
TOTAL MARKET VALUE			284,869
SOH/AGL Deduction			0
ASSESSED VALUE			284,869
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			284,869
TOTAL JUST VALUE			284,869
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044139	Roof Replacement	9,095	04/08/2022
18507	ADDN SFR	90	07/13/2001
9410	REMODEL	100	03/06/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1469/2158	5/31/2022	WD	U	I	11
GRANTOR: DUKES BARBARA					
GRANTEE: DUKES BARBARA					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[ORIG=0,0] W22 W38 S42 E24 N18 E36 N24 \$					
FOP=[ORIG=-60,42] S8 E32 N18 E36 N32 W8 S24 W36 S18 W24 \$					
FDC=[ORIG=0,-40] N26 W30 S26 E30 \$					
BAS=[ORIG=-22,0] N20 W20 S20 E20 \$					
FDG=[ORIG=-30,-66] W12 S26 E12 N26 \$					
FOP=[ORIG=-22,-20] N8 W20 S8 E20 \$					
UDU=[ORIG=20,-40] N6 W8 S6 E8 \$					