LOT 5 RICHMOND ESTATES S/D.
914-2558, WD 991-1149, DC 1229-1

WATSON REBECCA
963 SW BROOKDALE DR
LAKE CITY, FL 32025

2025

06-4S-17-07979-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

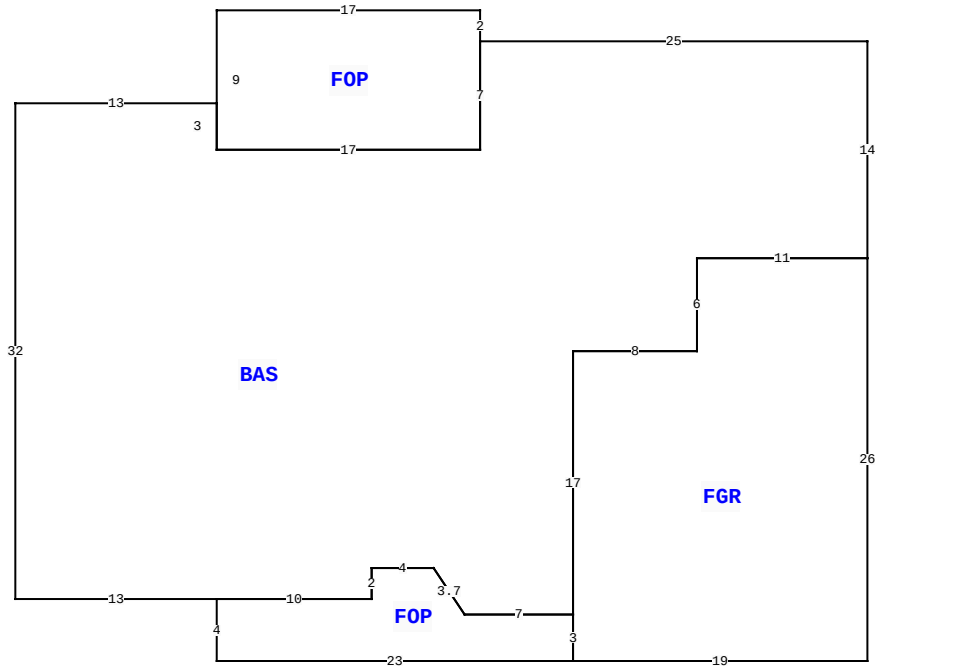
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100		1,437	141,730
FGR	446	55		245	24,164
FOP	94	30		28	2,762
FOP	153	30		46	4,537
TOTALS	2,130			1,756	173,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,756	114.3660	128.09	224,926	2001	2001	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2004 Heated Area: 1437 HX Base Yr 2004



963 SW BROOKDALE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		173,193
TOTAL MARKET OB/XF VALUE		1,190
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		192,883
SOH/AGL Deduction		69,100
ASSESSED VALUE		123,783
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,061
TOTAL JUST VALUE		192,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1993	SFR	335	01/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1260/2700	9/04/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (TIMOT						
GRANTEE: REBECCA WATSON AS S						
0991/1149	8/08/2003	WD	Q	I		100,200
GRANTOR: BAUHUS INC						
GRANTEE: TIMOTHY JAMES WATSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N2 W17 S9 E17 N7$ S7 W17 N3 W13 S32 E13 FOP= S4 E23 N3 W7 L2 U3 W4 S2 W10$ E10 N2 E4 D3 R2 E7 FGR= S3 E19 N26 W11 S6 W8 S17$ N17 E8 N6 E11 N14$.

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	0166	CONC,PAVMT	0	100	0	0	660.00	UT	1.50	1.50	100	2001	2001	3	100	990	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,190

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		RSF-	1154.00	134.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/16/2016 BY DF Total Acres: 0.47 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/22/2025 BY SYS