

KAPAKLY KONSTANTIN V/KAPAKLY IRINA L
895 SW BROOKDALE DR
LAKE CITY, FL 32025

2025



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	17	MSNRY STUC 100				0100	01	2,219	132.1828	148.04	328,501	2000	2000	0	0	0	24.00	76.00	STANDARD															
Roof Structure	08	IRREGULAR 100				1 SINGLE FAM 100% - 2023 Heated Area: 1742 HX Base Yr 2023														VALUATION BY								TAX DIST:						
Roof Cover	03	COMP SHNGL 100																		Tax Group: 1														
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE								249,661						
Interior Floor	13	LAM/VNLPLK 80																		TOTAL MARKET OB/XF VALUE								24,056						
Interior Floor	15	HARDTILE 20																		TOTAL LAND VALUE - MARKET								18,500						
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE								292,217						
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction								12,302						
Bedrooms		3 100																		ASSESSED VALUE								279,915						
Bathrooms		2 100																		TOTAL EXEMPTION VALUE								HX HB 50,722						
Frame	03	MASONRY 100																		BASE TAXABLE VALUE								229,193						
Stories	1.	1. 100																		TOTAL JUST VALUE								292,217						
Architectural Units	05	CONV 100																		NCON VALUE								0						
Condition Adj	04	04 100																		INCOME VALUE														
Kitchen Adjus	01	01 100																		PREVIOUS YEAR MKT VALUE								280,787						
Quality	06	06																																
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	1,742	100		1,742	195,993																													
FGR	552	55		304	34,203																													
FOP	67	30		20	2,250																													
FSP	383	40		153	17,214																													
TOTALS						2,744			2,219	249,661																								
EXTRA FEATURES						895 SW BROOKDALE DR, LAKE CITY														BLD DATE						LGL DATE								
																				XF DATE						LAND DATE								
																				INC DATE						AG DATE								
L N	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	04/21/2023 MLU																	
1	0166	CONC, PAVMT	0 100	0	0	988.00	UT	1.50	1.50	100	2000	2000	3	100	1,482																			
2	0120	CLFENCE 4	0 100	24	8	192.00	UT	4.50	4.50	100	2000	2000	3	100	864																			
3	0280	POOL R/CON	0 100	0	0	389.00	UT	70.00	70.00	100	2008	2008	3	61	16,610																			
4	0282	POOL ENCL	0 100	25	30	750.00	UT	15.00	15.00	100	2008	2008	3	40	4,500																			
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600																			