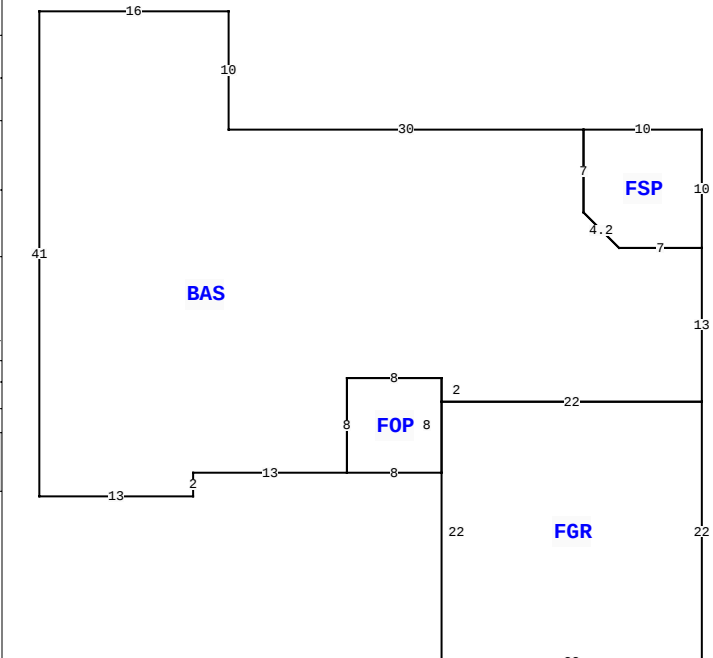


KIRKLAND BETTY F
869 SW BROOKDALE DR
LAKE CITY, FL 32025

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	19	COMMON BRK 70								0100	01	1,842	113.0920	126.66	233,308	1997	1997		0	0	0	30.10	69.90																
Exterior Wall	31	VINYL SID 30								1 SINGLE FAM 100% - 2002										Heated Area: 1519										HX Base Yr 2002									
Roof Structure	08	IRREGULAR 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 90																																					
Interior Floor	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	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	1,519	100		1,519	134,486																																		
FGR	484	55		266	23,551																																		
FOP	64	30		19	1,682																																		
FSP	96	40		38	3,364																																		
TOTALS	2,163			1,842	163,082																																		
EXTRA FEATURES										869 SW BROOKDALE DR, LAKE CITY																													
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																							
1	0166	CONC, PAVMT	0 100	0	0	785.00	UT	1.50	1.50	100	1997	1997	3	100	1,178																								
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200																								
LAND DESCRIPTION										TOTAL OB/XF										1,378																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-1	91.00	187.00	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: 0.39 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/14/2025 BY SYS																																							