

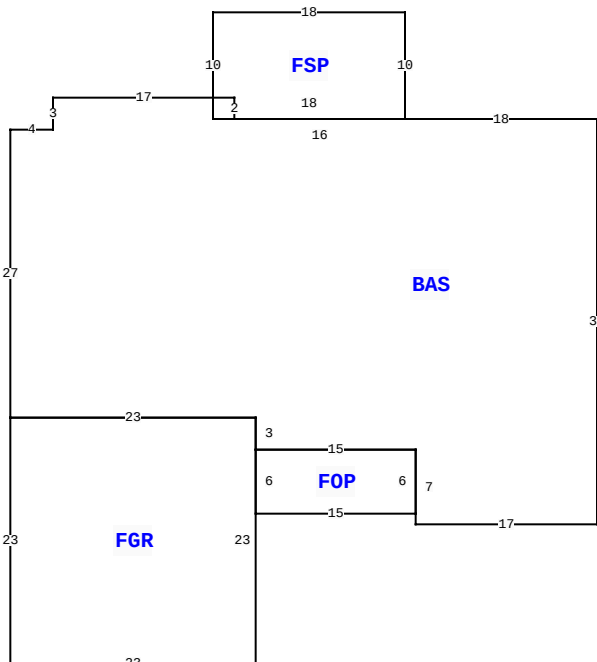
LOT 19 RICHMOND ESTATES S/D.
ORB 788-2277, 883-2428,

KAM PHILLIP H C/KAM JIAN Y L
892 SW BROOKDALE DR
LAKE CITY, FL 32025

2025

06-4S-17-07979-119



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		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	19	COMMON BRK 100	0100	01	2,175	114.3630	128.09	278,596	1994	1994	0	0	0	30.00	70.00	VALUATION BY																
Roof Structure	08	IRREGULAR 100	1 SINGLE FAM 100% - 2001										Heated Area: 1785										HX Base Yr 2001									
Roof Cover	03	COMP SHNGL 100											Tax Group: 1										Tax Dist:									
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										195,017									
Interior Floor	14	CARPET 90											TOTAL MARKET OB/XF VALUE										1,269									
Interior Floor	15	HARDTILE 10											TOTAL LAND VALUE - MARKET										18,500									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										214,786									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										76,832									
Bedrooms		3 100											ASSESSED VALUE										137,954									
Bathrooms		2 100											TOTAL EXEMPTION VALUE										50,722									
Frame	01	NONE 100											BASE TAXABLE VALUE										87,232									
Stories	1.	1. 100											TOTAL JUST VALUE										214,786									
Architectural Units	05	CONV 100											NCON VALUE										0									
Condition Adj	03	03 100											INCOME VALUE																			
Kitchen Adjus	01	01 100											PREVIOUS YEAR MKT VALUE										205,203									
Quality	05	05																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	6417.1100	1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,785	100		1,785	160,049																											
FGR	529	55		291	26,092																											
FOP	90	30		27	2,421																											
FSP	180	40		72	6,455																											
TOTALS	2,584			2,175	195,017																											
EXTRA FEATURES					892 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			846.00	UT	1.50				1.50																	