LOT 20 RICHMOND EST S/D & BEG SW
RUN NE ALONG W LINE LOT 21 TO NW
21, RUN SE'LY ALONG S R/W OF RIC

NORMAN MARY TERESA
872 SW BROOKDALE DR
LAKE CITY, FL 32025

2026

06-4S-17-07979-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

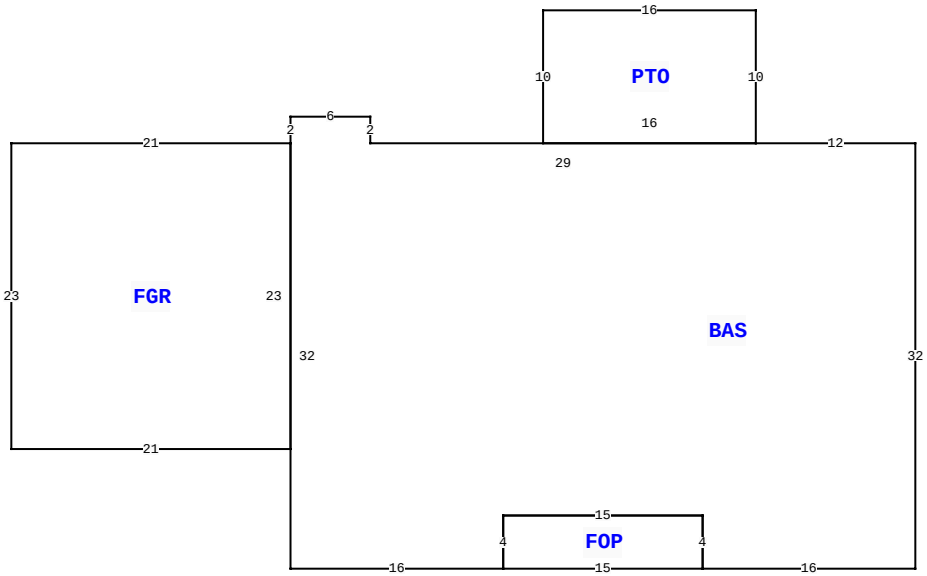
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	1,456	100		1,456	135,415
FGR	483	55		266	24,739
FOP	60	30		18	1,674
PTO	160	5		8	744
TOTALS	2,159			1,748	162,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,748	120.3440	134.79	235,613	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 0% - 0 Heated Area: 1456 HX Base Yr



872 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	162,573
TOTAL MARKET OB/XF VALUE	2,110
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	183,183
SOH/AGL Deduction	0
ASSESSED VALUE	183,183
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,183
TOTAL JUST VALUE	183,183
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000249	SFR	160	07/21/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/2784	6/03/2025	WD	U	I	30	135,000
GRANTOR: NORMAN DEREK KARL						
GRANTEE: NORMAN MARY TERESA						
1541/2777	6/02/2025	QC	U	I	11	100
GRANTOR: EVANS RICHARD K						
GRANTEE: NORMAN DEREK KARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N10 W16 S10 E16$ W29 N2 W6 S2 FGR= W21 S23 E21 N23$ S32 E16 FOP= E15N4 W15 S4$ N4 E15 S4 E16 N32$.

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	0	0	0	1,140.00	UT	1.50	1.50	100	0	0	3	100	1,710	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1994	1994	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,110

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	0		RSF-1	89.00	182.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/23/2025 BY TP Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/14/2025 BY SYS