LOT 21 RICHMOND ESTATES S/D, EX
792-1078.

EVANS RICHARD K/EVANS KATRINA P
854 SW BROOKDALE DRIVE
LAKE CITY, FL 32025

2026

06-4S-17-07979-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

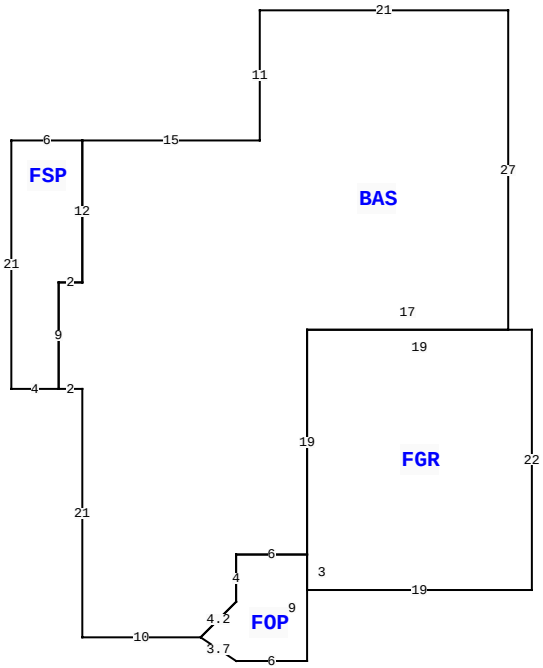
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,273	100		1,273	129,642
FGR	418	55		230	23,423
FOP	62	30		19	1,935
FSP	108	40		43	4,379
TOTALS	1,861			1,565	159,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,565	119.6460	134.00	209,710	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 1273 HX Base Yr 2002



854 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		159,380
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		178,720
SOH/AGL Deduction		59,122
ASSESSED VALUE		119,598
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,876
TOTAL JUST VALUE		178,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022	SFR	245	02/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0928/2950	6/08/2001	WD	Q	I		92,900
GRANTOR: BAUHUS INC						
GRANTEE: RICHARD K & KATRINA						
0919/1266	1/29/2001	WD	Q	V		9,500
GRANTOR: RICHMOND ASSETS & CRA						
GRANTEE: BAUHUS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S11 W15 FSP= W6 S21 E4 N9 E2 N12$ S12 W2 S9 E2 S21 E10 FOP= D2 R3 E6 N9 W6 S4 L3 D3 $ U3 R3 N4 E6 FGR= S3 E19 N22 W19 S19$ N19 E17 N27$.

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	560.00	UT	1.50	1.50	100	2001	2001	3	100	840	

LAND DESCRIPTION

TOTAL OB/XF 840

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-1	61.00	138.00	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: 0.19 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/14/2025 BY SYS