BEG SW COR LOT 10 BLOCK B SHERWO
UNIT I UNR. BEING ALSO THE SE CO
RICHMOND ESTATES S/D. RUN E 57.9

VARGAS DERRICK/VARGAS TOVAH
855 SW BROOKDALE DR
LAKE CITY, FL 32025

2026

06-4S-17-08017-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

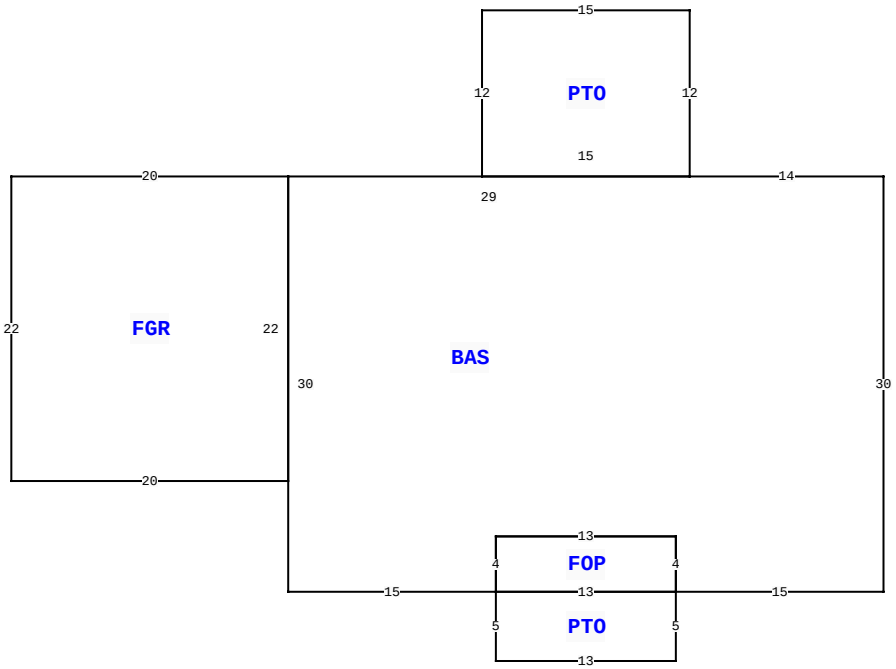
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,238	100		1,238	145,634
FGR	440	55		242	28,468
FOP	52	30		16	1,882
PTO	65	5		3	353
PTO	180	5		9	1,058
TOTALS	1,975			1,508	177,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,508	125.2350	140.26	211,512	1996	2010	0	0	0	16.13	83.87

1 SINGLE FAM 0% - 2025 Heated Area: 1238 HX Base Yr



855 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	177,395
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	199,495
SOH/AGL Deduction	0
ASSESSED VALUE	199,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,495
TOTAL JUST VALUE	199,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
605	SFR	202	12/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1772	4/23/2025	WD	Q	I	01	259,000
GRANTOR: GENETIN PATRICIA ANN						
GRANTEE: VARGAS DERRICK						
1535/523	3/05/2025	WD	U	I	34	269,400
GRANTOR: COKER MALISSA ANN						
GRANTEE: GENETIN PATRICIA AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= N12 W15 S12 E15$ W29 FGR= W20 S22 E20 N22$ S30 E15 PTO= S5 E13 N5 W13$FOP= E13 N4 W13 S4$ N4 E13 S4E15 N30$.

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	1.00	UT	1,500.00	1,500.00	100	1996	1996	3	100	1,500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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		00	66.00	106.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/06/2025 BY TP Total Acres: 0.16 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS