(AKA PART OF LOT 8 BROOKWOOD S/D
BEG NW COR OF NW1/4, RUN E ALONG
S 330.28 FT, W 915 FT, N 330 FT

MCRAE NORMAN I/MCRAE WANDA R
534 SW BROOKWOOD DR
LAKE CITY, FL 32024

2026

11-5S-16-03569-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	01
NEIGHBORHOOD/LOC	11516.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,734	100		2,734	193,752
FGR	448	55		246	17,433
FOP	188	30		56	3,969
TOTALS	3,370			3,036	215,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,036	115.0450	128.85	391,189	1979	1979	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 1997 Heated Area: 2734 HX Base Yr 1997
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.

534 SW BROOKWOOD DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		215,154
TOTAL MARKET OB/XF VALUE		17,337
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		295,491
SOH/AGL Deduction		131,947
ASSESSED VALUE		163,544
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,822
TOTAL JUST VALUE		295,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,491

SALE:1:1: 7 AC WITH IMP - MANY REPAIRS
LAND:1:1: BACK PART LOW & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13762	POOL	95	03/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0773/2290	4/26/1993	WD	Q	I		127,900
GRANTOR: BILLY ARRINGTON						
GRANTEE: NORMAN MCRAE						
0559/0128	3/01/1985	WD	Q	V	01	17,500
GRANTOR:						
GRANTEE:						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0070	CARPORT UF	0	100	36	16	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0210	GARAGE U	0	100	24	36	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0261	PRCH, UOP	0	100	8	36	1.00	UT	0.00	0.00	100	0	0	3	100	600	
5	0280	POOL R/CON	0	100	13	30	390.00	UT	70.00	70.00	100	1998	1998	3	40	10,920	
6	0166	CONC,PAVMT	0	100	0	0	478.00	UT	1.50	1.50	100	1998	1998	3	100	717	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS

NULL

LAND DESCRIPTION

TOTAL OB/XF 17,337

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		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	63,000							

REVIEW DATE 09/16/2019 BY BC Total Acres: 7.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 11/19/2025 BY SYS