COMM SE COR OF SEC 36 N 37.54 FT
FOR POB, CONT W 218.42 FT, S 400
FT, N 398.19 FT TO POB. & COMM S

**BROOKS HEATHER D/BROOKS RYAN L**
410 SW SWEETBRIAR DR
LAKE CITY, FL 32024

**2027**

**01-5S-16-03387-010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 08 | CLAY TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 02 | 02 100 |
| Quality | 09 | 09 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1516.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 5,200 | 100 | | 5,200 | 523,294 |
| FGR | 713 | 55 | | 392 | 39,448 |
| FOP | 358 | 30 | | 107 | 10,768 |
| FUS | 2,475 | 100 | | 2,475 | 249,068 |
| UOP | 230 | 20 | | 46 | 4,629 |
| TOTALS | 8,976 | | | 8,220 | 827,207 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 8,220 | 171.0011 | 188.10 | 1,546,182 | 2004 | 2004 | 15 | 0 | 0 | 31.50 | 53.50 |

2 SINGLE FAM 100% - 2022 Heated Area: 7675 HX Base Yr 2022

410 SW SWEETBRIAR DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 827,207 |
| TOTAL MARKET OB/XF VALUE | | 40,920 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 928,127 |
| SOH/AGL Deduction | | 58,592 |
| ASSESSED VALUE | | 869,535 |
| TOTAL EXEMPTION VALUE | HX HB 13 | 869,535 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 928,127 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 943,167 |

BLDG:1:1: WOOD FRAME STUCCO EXTERIOR

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053487 | Generator | | 06/30/2025 |
| 000045785 | Solar Power Syste | 128,166 | 10/26/2022 |
| 20859 | REMODEL | 900 | 07/11/2003 |
| 20857 | ADDN SFR | 654 | 07/11/2003 |
| 11987 | SFR | 520 | 12/26/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1458/2088 | 1/26/2022 | WD | U | I | 11 | 100 |
| GRANTOR: BROOKS HEATHER D | | | | | | |
| GRANTEE: BROOKS HEATHER D | | | | | | |
| 1442/2481 | 7/20/2021 | WD | Q | I | 01 | 950,000 |
| GRANTOR: UGALDE JAQUELINE DIAZ | | | | | | |
| GRANTEE: BROOKS HEATHER D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= 5200$ FUS= 2475$ FGR= 713$ FOP= 358$ UOP= 230$.

## 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 | 10,715.00 | UT | 2.00 | 2.00 | 80 | 1997 | 1997 | 3 | 80 | 17,144 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2004 | 2004 | 3 | 100 | 2,000 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 4,264.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 8,528 | |
| 4 | 0020 | BARN,FR | 0 | 100 | 24 | 26 | 624.00 | UT | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 100 | 6,240 | |
| 5 | 0251 | LEAN TO W/ | 0 | 100 | 6 | 24 | 144.00 | UT | 4.00 | 4.00 | 100 | 2009 | 2009 | 3 | 100 | 576 | |
| 6 | 0251 | LEAN TO W/ | 0 | 100 | 6 | 24 | 144.00 | UT | 4.00 | 4.00 | 100 | 2009 | 2009 | 3 | 100 | 576 | |
| 7 | 0252 | LEAN-TO W/ | 0 | 100 | 4 | 26 | 104.00 | UT | 1.50 | 1.50 | 100 | 2009 | 2009 | 3 | 100 | 156 | |
| 8 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2026 | 2025 | | 95 | 5,700 | |

## LAND DESCRIPTION

TOTAL OB/XF 40,920

| 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 | | A-1 | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 30,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | A-1 | 0.00 | 0.00 | 1.78 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 26,700 | | | | | | | |
| 3 | 0000 | C | VAC RES | 100 | | A-1 | 0.00 | 0.00 | 0.22 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 3,300 | | | | | | | |

REVIEW DATE 03/11/2026 BY robin Total Acres: 4.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS