AKA PART OF LOT 9 BROOKWOOD S/D
SOUTH 1/2 OF THE FOLLOWING: COMM
915 FT TO C/L OF 50 FT RD FOR PO

DUKES BARBARA/DUKES MATTHEW C
428 SW BROOKWOOD DR
LAKE CITY, FL 32024

2027

02-5S-16-03444-007

BUILDING CHARACTERISTICS

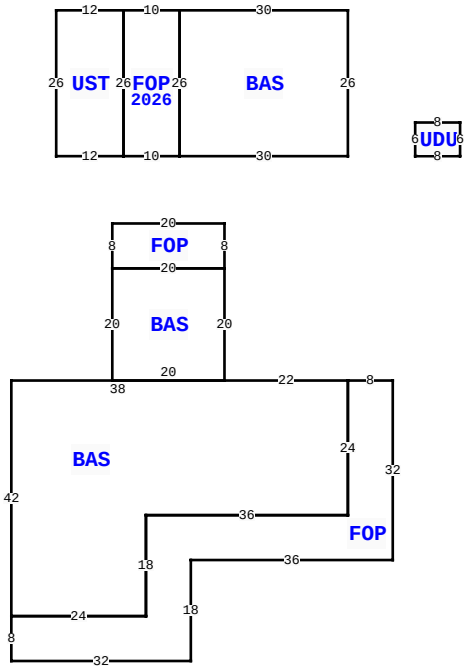
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		2516.0400 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	32,287
BAS	780	100		780	62,959
BAS	1,872	100		1,872	151,102
FOP	160	30		48	3,875
FOP	880	30		264	21,310
FOP	260	30	2026	78	6,296
UDU	48	55		26	2,099
UST	312	45		140	11,300
TOTALS	4,712			3,608	291,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,608	112.8886	124.18	448,041	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 3052 HX Base Yr



428 SW BROOKWOOD DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
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	291,227
TOTAL MARKET OB/XF VALUE	3,814
TOTAL LAND VALUE - MARKET	25,200
TOTAL MARKET VALUE	320,241
SOH/AGL Deduction	0
ASSESSED VALUE	320,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,241
TOTAL JUST VALUE	320,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044139	Roof Replacement	9,095	04/08/2022
18507	ADDN SFR	90	07/13/2001
9410	REMODEL	100	03/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2158	5/31/2022	WD	U	I	11	100

GRANTOR: DUKES BARBARA

GRANTEE: DUKES BARBARA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 W38 S42 E24 N18 E36 N24 $
FOP=[ORIG=-60,42] S8 E32 N18 E36 N32 W8 S24 W36 S18 W24 $
BAS=[ORIG=0,-40] N26 W30 S26 E30 $
BAS=[ORIG=-22,0] N20 W20 S20 E20 $
UST=[ORIG=-40,-66] W12 S26 E12 N26 $
FOP=[ORIG=-22,-20] N8 W20 S8 E20 $
UDU=[ORIG=20,-40] N6 W8 S6 E8 $
FOP=[YR=2026;ORIG=-30,-66] W10 S26 E10 N26 $
.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0166	CONC,PAVMT	0	0	0	0	1,476.00	UT	1.50	1.50	100	1995	1995	3	100	2,214	

LAND DESCRIPTION

TOTAL OB/XF 3,814

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	0.00	0.00	2.00	AC		1.00	1.00	0.90	14,000.00	12,600.00	25,200							

REVIEW DATE 02/19/2026 BY JB Total Acres: 2.00 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 11/17/2026 BY SYS