LOT 6 RICHMOND ESTATES S/D.
828-276, 833-27, 896-180, WD 108

ATKINS BERNARD RAY
935 SW BROOKDALE DR
LAKE CITY, FL 32025

2027

06-4S-17-07979-106

BUILDING CHARACTERISTICS

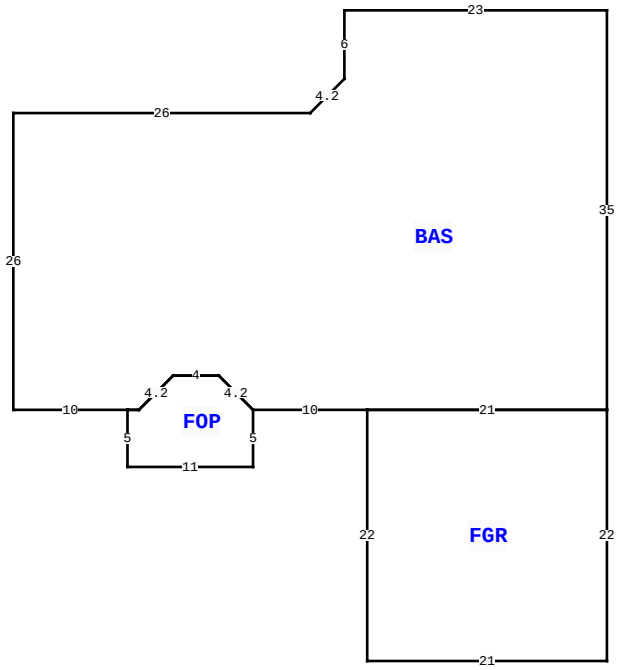
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,543	100		1,543	171,079
FGR	462	55		254	28,162
FOP	76	30		23	2,550
TOTALS	2,081			1,820	201,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,820	118.5800	130.44	237,401	1995	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2025 Heated Area: 1543 HX Base Yr 2025



935 SW BROOKDALE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	676.00	UT	2.00	2.00	100	1995	1995	3	100	1,352	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	96.00	UT	7.50	7.50	100	1995	1995	3	100	720	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	201,791
TOTAL MARKET OB/XF VALUE	5,572
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	225,863
SOH/AGL Deduction	0
ASSESSED VALUE	225,863
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	174,452
TOTAL JUST VALUE	225,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,529

SALE:2:1: SEE DEE ORB 827-278, TRADING LAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
46	MAINT/ALTR	50	02/01/2013
507	SFR	196	08/30/1995
00651			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2130	6/11/2024	WD	Q	I	01	290,000
GRANTOR: PHILLIPS BARBARA R						
GRANTEE: ATKINS BERNARD RAY						
1189/2218	2/26/2010	WD	Q	I	01	154,900
GRANTOR: CAROLYN WARD TRUSTEE						
GRANTEE: BARBARA R PHILLIPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S6 L3 D3 W26 S26 E10 FOP= S5 E11 N5 L3 U3 W4 D3 L3 W1$ E1 R3 U3 E4 D3 R3 E10 FGR= S22 E21 N22 W21$ E21 N35$.

LAND DESCRIPTION

TOTAL OB/XF 5,572

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	99.00	155.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/18/2024 BY JS Total Acres: 0.35 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS